

Perry Mead, Enfield, EN2 8BP



£485,000

Kings Group - Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM TERRACED HOUSE comprising of living room, kitchen, utility area, 3 good sized bedrooms, bathroom with a separate wc, driveway and a south facing rear garden.

Situated just off Holtwhiles Hill within easy reach of local shops and amenities and within walking distance of both Gordon Hill and Enfield Chase Mainline Stations both of which offer good links into London Moorgate. This ideal family home falls within the catchments of some of the most sought after schools in the area including St Andrews, St Georges and Chase Side Primary schools.

Early viewing is recommended - please call 020 8364 4118 to book an appointment.

Hallway

Double radiator, Carpeted flooring, Power points

Living Room

15'99 x 13'66 (4.57m x 3.96m)

Double glazed window to the rear aspect, Coved ceiling, Ceiling rose, Double radiator, Carpeted flooring, Gas fireplace, Phone point, TV aerial point, Power points

Utility Area

10'31 x 5'37 (3.05m x 1.52m)

Single glazed opaque window to the rear aspect, Tiled flooring, Base and wall units, Double glazed door leading to the garden

Kitchen

11'38 x 9'13 (3.35m x 2.74m)

Double glazed window to the front aspect, Single radiator, Lino flooring, Partly tiled walls, Base units and flat top work surfaces, Integrated extractor fan, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points

First Floor Landing

Loft access, Carpeted flooring, Double glazed window to the front aspect

Wet Room

5'44 x 4'77 (1.52m x 1.22m)

Double glazed opaque window to the front aspect, Single radiator, Vinyl flooring, Extractor fan, Wash basin, Electric shower, Wall mounted electric heater, Tiled walls, Coved ceiling

Separate WC

Double glazed opaque window to the front aspect, Carpeted flooring, High level WC

Bedroom 1

10'25 x 12'20 (3.05m x 3.66m)

Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Phone point, Power points

Bedroom 2

11'52 x 9'27 (3.35m x 2.74m)

Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Built in wardrobes, Power points

Bedroom 3

9'32 x 7'95 (2.74m x 2.13m)

Double glazed window to the front aspect, Single radiator, Carpeted flooring, Built in storage cupboard, Power points

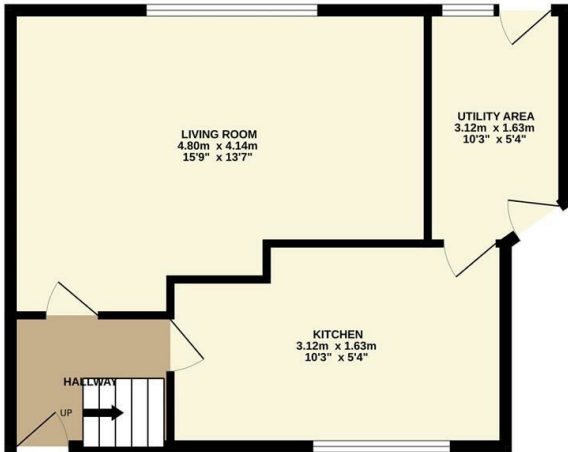
Garden

approx 35 (approx 10.67m)

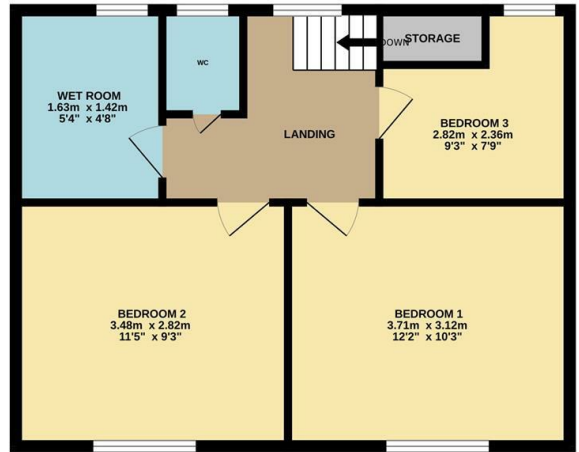
Mainly laid to lawn with plant and shrub borders, Wooden shed



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

