



19 Hawthorn Grove, Enfield Town
Offers In Excess Of £650,000 Freehold



19 Hawthorn Grove, Enfield Town

25 Silver Street, Enfield Town,
Middlesex, EN1 3EF

0208 364 4118
www.kings-group.net

- Four Double Bedroom End Terrace House
- Three Reception Rooms
- Fitted Kitchen/Diner
- Upstairs Family Bathroom and Two En-Suites
- Downstairs WC
- Off Street Parking To The Front And To The Rear
- Garage
- South Facing Garden
- Easy Access To Transport Links Including Gordon Hill Station
- Within Close Proximity To Local Shops and Ame

Kings Group- Enfield Town are delight to offer this FOUR DOUBLE BEDROOM END TERRACE PROPERTY situated in Hawthorn Grove, EN2.

This perfect family home comprises three reception rooms, fitted kitchen/diner, downstairs WC. To the first floor is three double bedrooms with en-suite shower room to the master and family bathroom. To the top floor is another double bedroom with en-suite bathroom. Furthermore the property benefits from a well maintained south facing rear garden with garage to the rear and off street parking to the front and rear of the property.

This property falls within the catchment area of some of Enfield's most sought after local schools including Lavender Primary, St. Michael's Primary and St. George's Primary School. Also Enfield Grammar, Enfield County and St Annes secondary schools too. Conveniently located this property is within close proximity of Gordon Hill Station and provides easy access to bus routes.

Early viewing is recommended.

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Hallway

Coved ceiling, Dado rail, Double radiator, Laminate flooring, Smoke alarm, Power points

Reception Room 1 15'0 x 12'90 (4.57m x 3.66m)

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

Reception Room 2 12'50 x 10'60 (3.66m x 3.05m)

Coved ceiling, Ceiling rose, Double radiator, Laminate flooring, Double glazed window to the side aspect, Double glazed door to the side access

Family Room 13'80 x 9'60 (3.96m x 2.74m)

Double glazed window to the rear aspect, Double glazed French door leading to the garden, TV aerial point, Power points, Double radiator, Laminate flooring

Kitchen/Diner 14'10 x 11'50 (4.52m x 3.35m)

Double glazed window to the rear aspect, Single radiator, Laminate flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated extractor hood, Sink and drainer unit, Space for fridge/freezer, Plumbing for washing machine, Coved ceiling, Power points

Downstairs WC

Tiled splash backs, Single radiator, Laminate flooring, Extractor fan, Wash basin with pedestal, Low level WC

First Floor Landing

Double radiator, Carpeted flooring, Power points, Airing cupboard

Bedroom 1 15'11 x 11'80 (4.85m x 3.35m)

Double glazed window to the front aspect, Double radiator x2, Laminate flooring, Power points, Built in wardrobe

En-Suite

Double glazed opaque window to the side aspect, Tiled walls, Single radiator, Carpeted flooring, Extractor fan, Shower cubicle with electric shower, Wash basin with vanity unit under, Low level WC

Bedroom 2 12'40 x 11'20 (3.66m x 3.35m)

Double glazed window to the rear aspect, Laminate flooring, Power points

Bedroom 3 11'40 x 9'50 (3.35m x 2.74m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Power points

Bedroom 4 12'20 x 11'90 (3.66m x 3.35m)

Double glazed windows to the front and side aspect, Spotlights, Double radiator, Laminate flooring, Power points

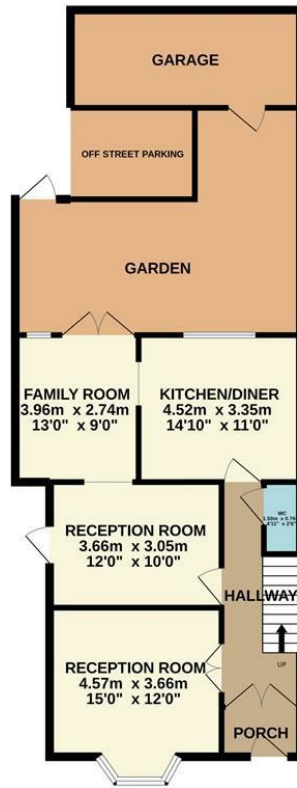
En-Suite

Double glazed window to the front aspect, Tiled walls, Single radiator, Laminate flooring, Extractor fan, Panel enclosed, Wash basin with mixer tap and vanity unit under, Low level WC

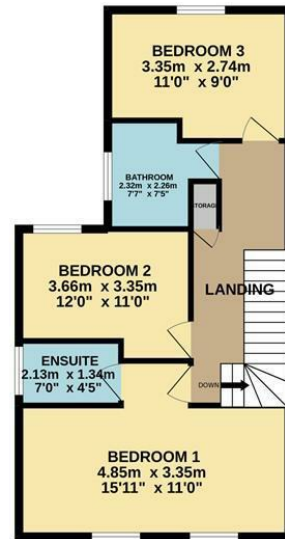
Garden approx 40ft (approx 12.19mft)

South facing, Mainly laid to lawn, Side and rear access, Water tap, Security light

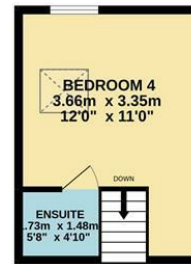
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 148.0 sq.m. (1593 sq.ft.) approx.

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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