

## Falmer Road, Enfield, EN1 1PZ



**Offers In Excess Of £535,000**

Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE DOUBLE BEDROOM VICTORIAN TERRACE HOUSE within short distance of transport links including local bus routes and both Enfield Town Station(0.3 miles) and Bush Hill Park Station(0.5 miles) both of which offers direct links into the city.

This ideal family home comprises a spacious reception room, fitted kitchen/diner, utility area, three double bedrooms with en-suite to the master bedroom, first floor family bathroom and an approximate 60ft rear garden. Accommodating as the property already is, there is the potential for a single storey rear extension as planning permission has been approved under permitted development.

### **Living Room**

**15'1 x 14'0 (4.60m x 4.27m)**

Double glazed window to the front aspect with fitted shutters, Engineered wooden flooring, Double radiator, Spotlights, Open brick fireplace with wooden surround

### **Kitchen/Diner**

**15'2 x 11'4 (4.62m x 3.45m)**

Double glazed window to the rear aspect, A range of base and wall units with flat top work surfaces, Sink drainer unit, Tiled splash backs, Space for cooker, Integrated chimney style extractor hood, Plumbing for dishwasher, Space for fridge/freezer, Double radiator, Under stairs storage cupboard, Engineered wooden flooring, power points

### **Utility Area**

Plumbing for washing machine, Two large brick built cupboards, Door leading to the garden

### **First Floor Landing**

Carpeted flooring, Storage cupboard, Stairs leading to the second floor

### **Bedroom 2**

**15'2 x 11'3 (4.62m x 3.43m)**

Double glazed window to the front aspect with fitted shutters, Double radiator, Carpeted flooring, Built in cupboard, Power points

### **Bedroom 3**

**11'5 x 8'7 (3.48m x 2.62m)**

Double glazed window to the rear aspect with fitted shutters, Double radiator, Carpeted flooring, Built in cupboard, Power points

### **Bathroom**

Double glazed opaque window to the rear aspect, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC, Tiled flooring, Partly tiled walls, Spotlights

### **Bedroom 1**

**14'5 x 14'5 (4.39m x 4.39m)**

Double glazed window to the rear with fitted shutters, Double radiator, Carpeted flooring, Power points

### **En-Suite**

Two Velux windows to the front aspect, Freestanding bath with shower attachment and mixer tap, Wash basin with mixer tap and vanity unit underneath, Tiled step-in shower unit, Partly tiled walls, Eaves storage cupboard

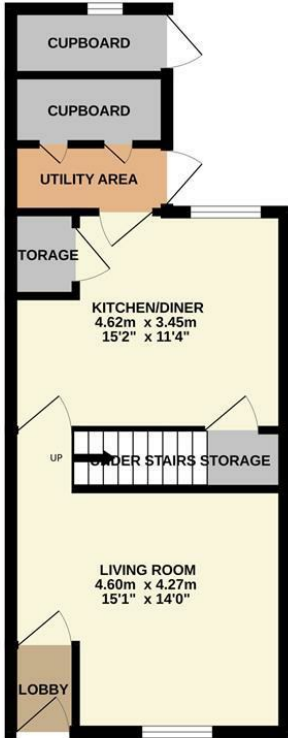
### **Garden**

**approx 60' (approx 18.29m)**

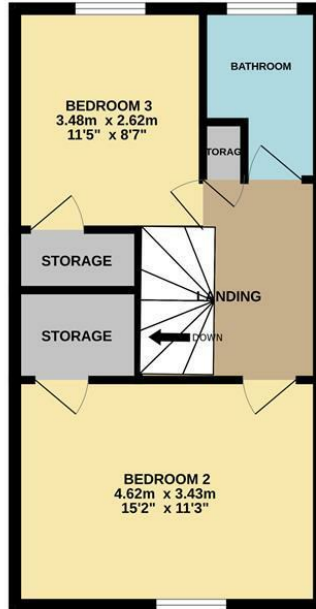
Patio area, Mainly laid to lawn with plant and shrub borders, Wooden shed, Rear access



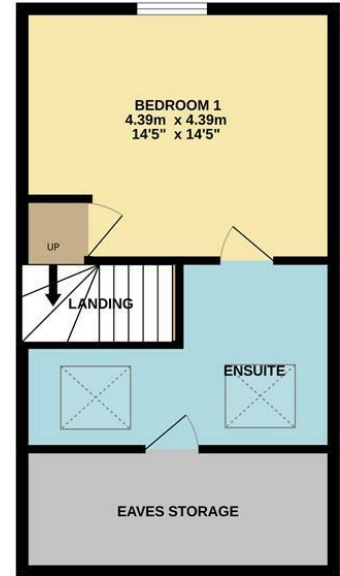
GROUND FLOOR



1ST FLOOR



2ND 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

