



Bicknoller Road, EN1 3NN
Enfield





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Discover the epitome of comfortable living in this inviting two double bedroom first floor maisonette, offering a chain-free opportunity. Boasting a generous 58 square meters of well-designed space, this home is situated in the sought-after Willow Estate. The property comprises spacious living room, perfect for relaxation and entertaining. The fitted kitchen provides both functionality and style, catering to the needs of any home chef. The two double bedrooms offer ample space for rest and relaxation, while the three-piece bathroom suite ensures a comfortable and convenient daily routine. Step outside to discover your own private garden oasis—a perfect extension of the living space, ideal for outdoor gatherings, gardening, or simply enjoying a quiet moment in the fresh air.

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£340,000



- Chain Free
- 153 Years Remaining on the Lease
- Within Catchment Area of Sought After Schools Including Worcesters Primary and St Georges Catholic Primary School
- Spacious Living Room
- Gas Central Heating
- Two Double Bedroom First Floor Maisonette
- Own Private Rear Garden
- Fitted Kitchen
- Well Presented Throughout
- Easy Access to the Local Shops and Amenities

Entrance

stairs leading to first floor landing, double glazed windows at the rear, double glazed door leading to garden

Bathroom 6'6" x 9'10" (2.0 x 3.0)

double glazed opaque windows at the rear, part tiled walls, single radiator, lino flooring, panel enclosed bath, pedestal wash basin, low level w.c.

Lounge/Dining Room 11'1" x 14'5" (3.4 x 4.4)

double glazed windows at the front, double radiator, lino flooring, phone point, TV aerial point, power points

Kitchen 8'2" x 12'9" (2.5 x 3.9)

double glazed windows at the rear & side, lino flooring, tiled splash back walls, wall units with roll top, integrated cooker, double electric oven, gas hobs, integrated chimney style extractor hood, drainer unit sink, space for fridge freezer, plumbing for washing machine, power points, smoke alarm, plumbing for dishwasher

First Floor Landing

loft access, single radiator, carpeted flooring, smoke alarm, double glazed window to the side

Bedroom 1 11'1" x 12'9" (3.4 x 3.9)

double glazed windows to the rear, picture rail walls, double radiator, lino flooring, power points

Bedroom 2

double glazed windows at the front, picture rail walls, double radiator, lino flooring, power points

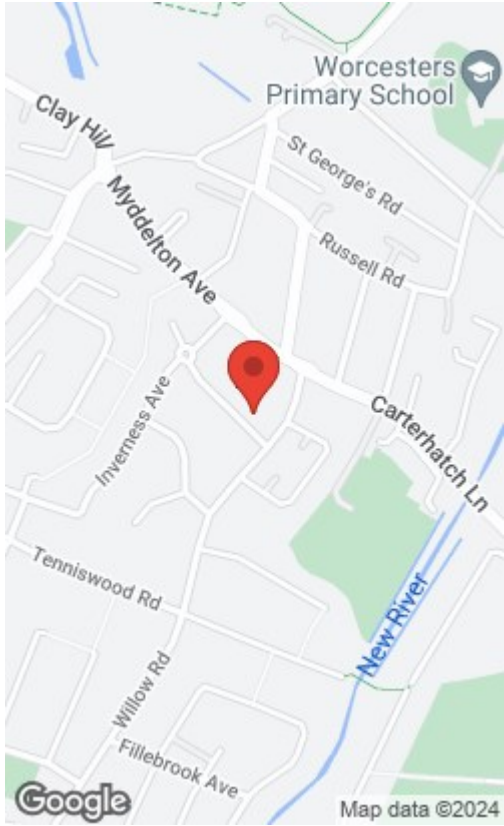






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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