

## Coppies Grove, London, N11 1NS



**£300,000**

\* BUY TO LET PURCHASE ONLY \*

Kings Group – Enfield Town are delighted to offer this TWO BEDROOM SPLIT LEVEL MAISONETTE.

Grovefield House offers a spacious lounge, kitchen, two bedrooms and bathroom. The property has easy access to the A10, A406 & M25, with excellent rail links into London as New Southgate Railway and Arnos Grove Underground are all within walking distance. Another benefit this property has to offer would be the different variety of shops, restaurants and coffee shops around. This property is well presented throughout and would make an excellent family home.

We highly recommend internal viewings, to arrange a viewing please contact us on 02083644118.

### **Hallway**

Double glazed opaque windows to the front aspect, laminate flooring, smoke alarm and power points.

### **Bathroom**

**6'81 x 5'51 (1.83m x 1.52m)**

Double glazed opaque windows to the front aspect, tiled walls, heated towel rail, laminate flooring, panel enclosed bath, wash basin and low level WC.

### **Lounge**

**14'67 x 8'98 (4.27m x 2.44m)**

Double glazed bay windows to the rear aspect, double radiator, laminate flooring, phone point, TV aerial, power points and under stairs storage cupboard.

### **Kitchen**

**9'49 x 7'47 (2.74m x 2.13m)**

Double glazed windows to the front aspect, laminate flooring, tiled splash back walls, base and wall units with roll top work surfaces, integrated cooker, electric cooker, gas hob, integrated hood extractor, single drainer unit sink, space for fridge freezer and power points.

### **First Floor Landing**

Loft access, laminate flooring, storage cupboard and plumbing for washing machine.

### **Bedroom One**

**11'71 x 8'76 (3.35m x 2.44m)**

Double glazed windows to the front aspects, double radiator, laminate flooring, fitted wardrobes, built in storage cupboard and power points.

### **Bedroom Two**

**6'67 x 7'95 (1.83m x 2.13m)**

Double glazed windows to the rear aspect, single radiator, carpeted flooring and power points.

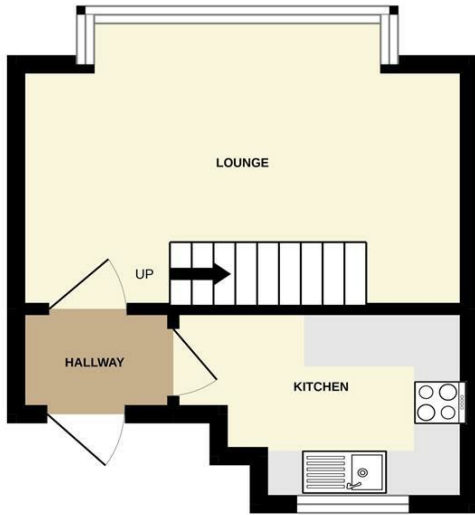
### **Bedroom Three**

**9'38 x 5'30 (2.74m x 1.52m)**

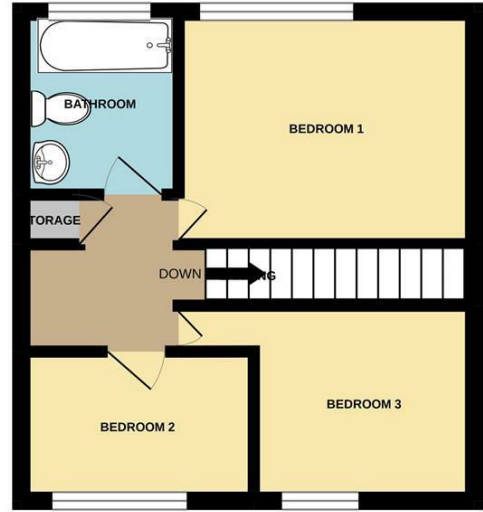
Double glazed windows to the rear aspect, dado rail walls, double radiator, carpeted flooring and power points.



SECOND FLOOR



THIRD 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	

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	

