



Pentrich Avenue, EN1 4LZ  
Enfield





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Kings Group-Enfield Town are pleased to present this 2 BEDROOM SEMI-DETACHED HOUSE which falls within catchment area of some of Enfield's most sought after schools including Worcesters Primary School. Conveniently located within close proximity of the A10/M25/A406 providing good access to surrounding areas. The property comprises through lounge, fitted kitchen, family bathroom and two bedrooms.

Offers In Excess Of £455,000



- Two Bedroom Semi-Detached House
- Potential For Double Story Rear Extension
- Fitted Kitchen
- Side Access
- Catchment Area for Worcesters Primary School (Outstanding Ofsted Rating)

#### Hallway

Stairs to first floor landing, double radiator, laminate flooring, smoke alarm

#### Lounge 14'15 x 26'56 (4.27m x 7.92m)

Double glazed windows to the side and rear, two double radiators, laminate flooring, phone point, TV aerial point, power points, double glazed French door leading to the garden

#### Kitchen 20'26 x 11'41 (6.10m x 3.35m)

Double glazed opaque windows to the front and side, double radiator, tiled flooring, tiled splash back walls, space for cooker, integrated chimney style extractor hood, double drainer unit sink, space for a fridge freezer, double glazed door leading to the garden, power points

#### First Floor Landing

Double glazed window to the front, carpeted flooring, power points

#### Bathroom 6'05 x 6'11 (1.96m x 2.11m)

Single glazed opaque windows to the side, heated towel rail radiator, lino flooring, panel enclosed bath, wash basin with mixer tap, low level w.c, tiled walls, ceiling spotlights

#### Bedroom 1 9'13 x 20'27 (2.74m x 6.10m)

Double glazed windows to the rear and front, coved ceiling, double radiator, carpeted flooring, phone point, power points

#### Bedroom 2 10'17 x 13'39 (3.05m x 3.96m)

Double glazed windows to the rear, ceiling spotlights, double radiator, carpeted flooring, fitted wardrobes, power points

#### Garden 87 (26.52m)

- Generous Sized South Facing Garden
- Extended Through Lounge
- Upstairs Bathroom
- Easy Access to the A10/M25/A406

Mainly laid to lawn, fence panels, access to the side, paving, wooden shed, outside water tap, security light, garden pond, south facing





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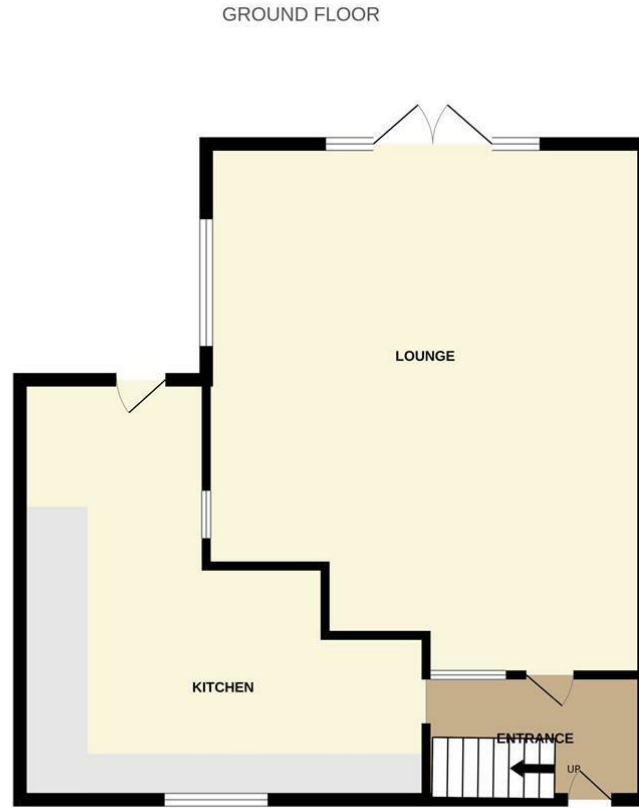
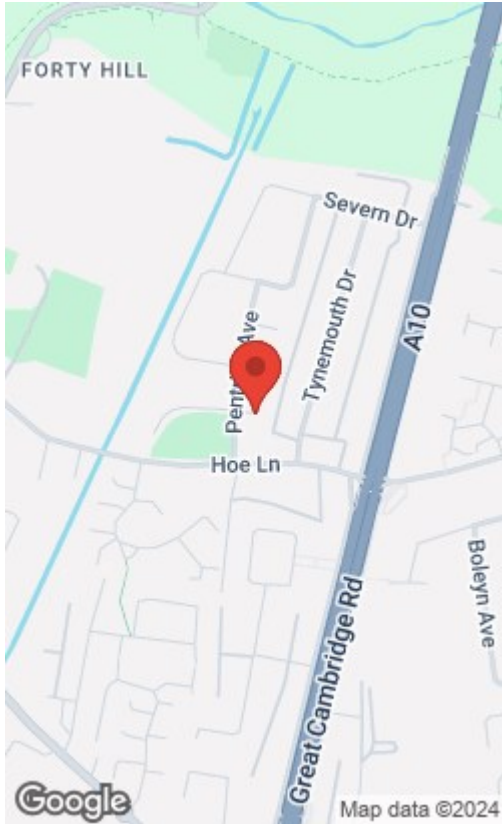
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <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			
England & Wales	EU Directive 2002/91/EC		



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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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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