



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Layard Road, Enfield, EN1 4BA
Offers In Excess Of £325,000

Kings Group - Enfield Town are excited to offer this CHAIN FREE TWO BEDROOM FIRST FLOOR MAISONETTE which is located within the popular Forty Hill location. Local shops and amenities including the David Lloyd Leisure Centre, the Forty Hall Estate and Enfield's Retail Parks are also easily accessible. This ideal first time purchase or investment opportunity falls within the catchment areas of some of Enfield's most sought after schools including Worcesters Primary School and Forty Hill CofE Primary School. The accommodation comprises living room, fitted kitchen leading to private terrace, two bedrooms, family bathroom and private garden. Internal viewing is recommended - call us today on 0208 364 4118 to arrange a viewing.



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Hallway

Double glazed window to the side aspect, Loft access, Double radiator, Carpeted flooring, Smoke alarm, Power points

Living Room

13'91 x 11'43 (3.96m x 3.35m)

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Feature fireplace, Phone point, TV aerial point, Power points

Kitchen

11'99 x 7'07 (3.35m x 2.31m)

Double glazed windows to the front and side aspect, Door leading to terrace, Lino flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Space for cooker, Space for fridge/freezer, Plumbing for washing machine, Power points

Bedroom 1

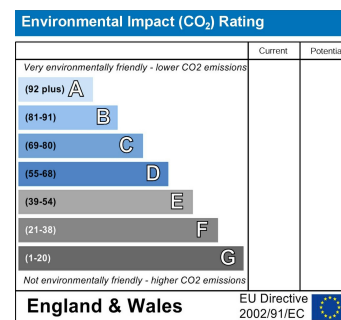
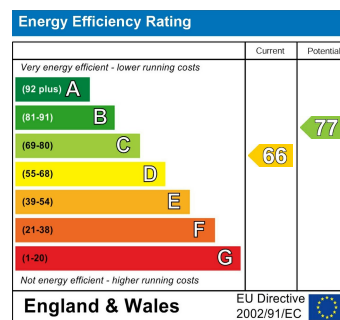
12'44 x 10'08 (3.66m x 3.25m)

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

Bedroom 2

7'30 x 8'71 (2.13m x 2.44m)

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Power points







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GROUND 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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