

[www.kings-group.net](http://www.kings-group.net)

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

Tenniswood Road, Enfield, EN1 3HF  
Asking Price £500,000

**\*\*OPEN DAY 4/1/2020 BETWEEN 12PM-2PM  
PLEASE CALL TO ARRANGE\*\***

Kings Group - Enfield Town are pleased to offer this THREE BEDROOM SEMI DETACHED HOUSE which is located on the EVER POPULAR WILLOW ESTATE within easy access of Enfield Town Overground Station and Gordon Hill Station, both of which offer fast links into the City. The property is also conveniently located for access to local shops and amenities and some of Enfield's most sought after schools including St Andrews CofE Primary and Lavender Primary schools. The accommodation comprises two reception rooms, fitted kitchen, three bedrooms and family bathroom. Internal viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

### Entrance

Via storm porch to

### Entrance Hallway

Coving to ceiling, stairs to first floor, understairs storage cupboard, single radiator. Door to

### Lounge / Diner

**25'1 x 10'6 (7.65m x 3.20m)**

Bay window to front aspect, double glazed patio doors to rear aspect, dado rail, coving to ceiling, ceiling rose, TV point, power points.

### Kitchen

**9'5 x 6'7 (2.87m x 2.01m)**

Window to rear aspect, range of base and eye level units with wood effect work surfaces, electric oven, electric hob, space for fridge freezer, stainless steel sink and drainer unit, plumbing for washing machine, double glazed door to rear aspect, power points, gas boiler (untested).

### First Floor Landing

Loft access. Doors to

### Bedroom One

**10'9 x 10'7 (3.28m x 3.23m)**

Bay window to front aspect, double radiator, coving to ceiling, ceiling rose, telephone point, power points.

### Bedroom Two

**11'0 x 9'8 (3.35m x 2.95m)**

Window to rear aspect, single radiator, coving to ceiling, ceiling rose, power points.

### Bedroom Three

**7'2 x 9'8 (2.18m x 2.95m)**

Bay window to front aspect, coving to ceiling, ceiling rose, single radiator, power points.

### Bathroom

### 7'3 x 6'7 (2.21m x 2.01m)

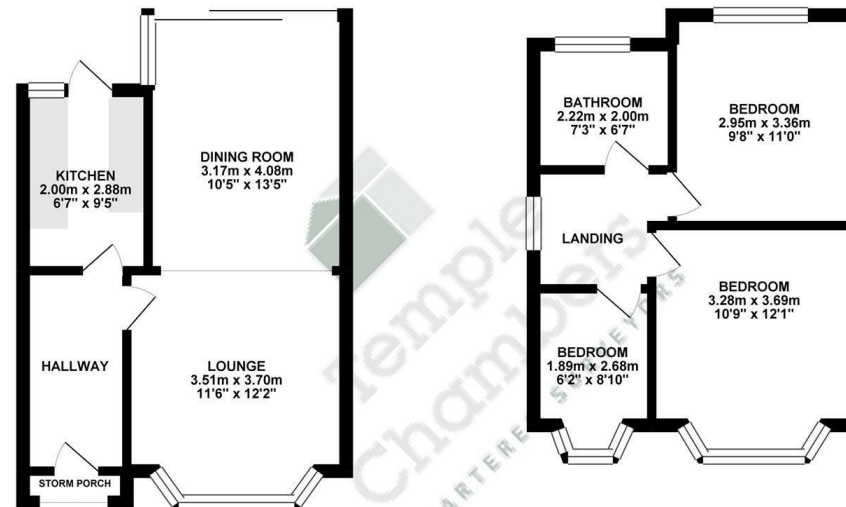
Opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, thermostatically controlled shower, wash hand basin, low level WC, tiles walls, double radiator, wooden flooring.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR 37.18 sq. m.  
(400.23 sq. ft.)

1ST FLOOR 34.26 sq. m.  
(368.77 sq. ft.)



TOTAL FLOOR AREA: 71.44 sq. m. (769.00 sq. ft.) approx.

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 misstatement. 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 is given to their operability or efficiency can be given.  
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