**www.kings-group.net**

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


## Garnault Road, Enfield, EN1 4TR

**£375,000**

Kings Group - Enfield Town are delighted to offer this TWO / THREE BEDROOM FIRST FLOOR MAISONETTE which is located within easy reach of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. 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 family home 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 lounge, fitted kitchen, two double bedrooms, family bathroom and loft room/ bedroom three. Internal viewing is recommended - call us today on 0208 364 4118 to arrange a viewing. Lease Remaining: 168 Years. Ground Rent: £10 P/A. Service Charge: £0.

## Entrance Hallway
**7'99 x 4'68 (2.13m x 1.22m)**
Coving to ceiling, power points, carpet. Doors to

## Lounge
**14'89 x 11'52 (4.27m x 3.35m)**
Double glazed window to rear aspect, double radiator, coving to ceiling, TV point, power points, laminate wood style flooring.

## Fitted Kitchen
**10'61 x 7'28 (3.05m x 2.13m)**
Double glazed windows to side and rear aspects, range of base and eye level units with roll top work surfaces, gas hob, gas oven, chimney style extractor, Resin sink and drainer unit with mixer tap, tiled splash backs, space for fridge freezer, plumbing for washing machine, power points, lino flooring.

## Bedroom One
**12'69 x 11'41 (3.66m x 3.35m)**
Double glazed window to front aspect, double radiator, coving to ceiling, fitted wardrobes, TV point, power points, carpet.

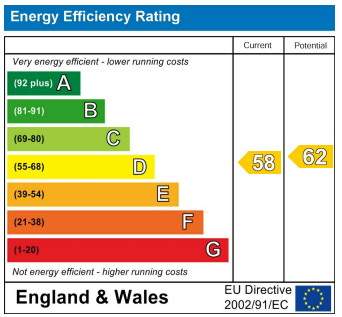
## Bedroom Two
**12'21 x 7'62 (3.66m x 2.13m)**
Double glazed window to front aspect, single radiator, fitted wardrobes, coving to ceiling, TV point, power points, carpet.

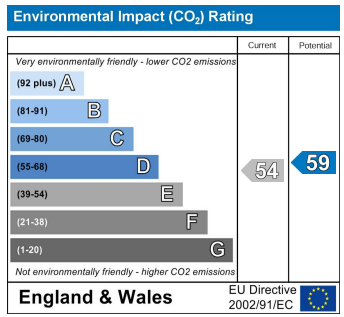
## Bathroom
**7'78 x 5'56 (2.13m x 1.52m)**
Double glazed opaque window to side aspect, three piece bathroom suite comprising panel enclosed corner bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC, part tiled walls, inset spot lights, heated towel rail, extractor fan, tiled flooring.

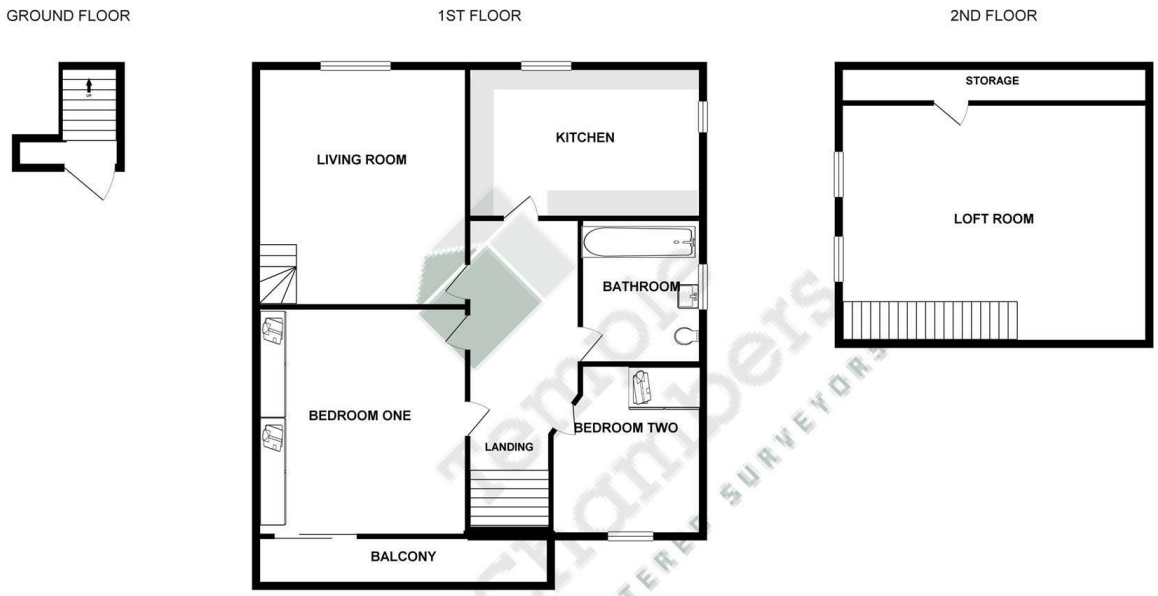
## Loft Room / Bedroom Three
**21'98 x 11'32 (6.40m x 3.35m)**
Double glazed Velux windows to side aspect, double radiator, TV point, telephone point, power points, carpet.

## Garden
Mainly laid to artificial lawn with plant and shrub borders.

## Additional Information
Garage.




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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