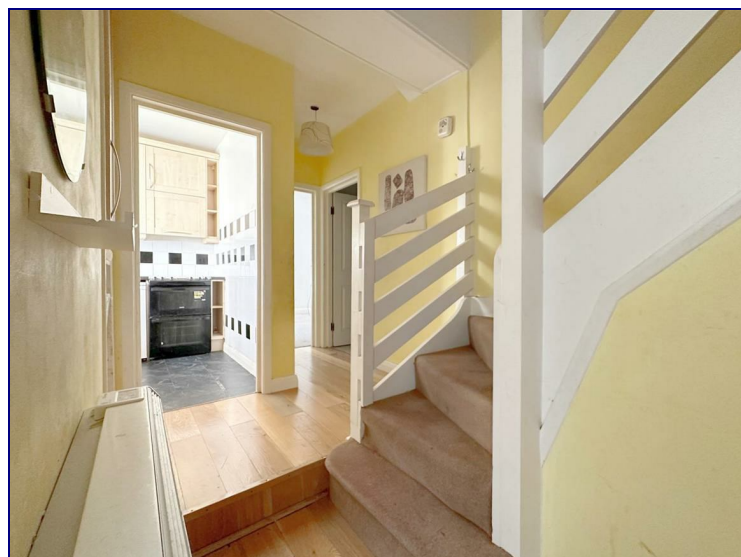


St. Marks Road, Enfield, EN1 1DT



£280,000

Kings Group - Enfield Town are pleased to offer this TWO DOUBLE BEDROOM SPLIT LEVEL FLOOR FLAT offering a SHARE OF THE FREEHOLD which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line (underground) at Seven Sisters. Good road links are also easily accessible. Local Shops and amenities are nearby. The accommodation comprises lounge, fitted kitchen, two double bedrooms and bathroom. The property benefits from having communal gardens and parking. In our opinion this property would make an ideal home for a small family as it falls within the catchment areas of some of the areas most sought after schools including Bush Hill Park Primary and George Spicer Primary schools. Call to arrange a viewing.

Entrance Hallway

Stairs to first floor, understairs storage cupboard, single radiator, telephone points, smoke alarm, power points, laminate wood style flooring.

Reception Room

17'50 x 13'45 (5.18m x 3.96m)

UPVC double glazed window to side aspect, double radiator, telephone point, TV point, power points

Kitchen

7'22 x 6'56 (2.13m x 1.83m)

UPVC double glazed window to side aspect, range of base and eye level units with granite effect work surfaces, space for electric cooker, extractor fan, tiled splash backs, stainless steel sink and drainer unit with mixer tap, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, power points, tiled flooring

Bedroom One

11'8 x 10'02 (3.56m x 3.10m)

UPVC double glazed window to side aspect, single radiator, power points.

Bedroom Two

15'37 x 9'91 (4.57m x 2.74m)

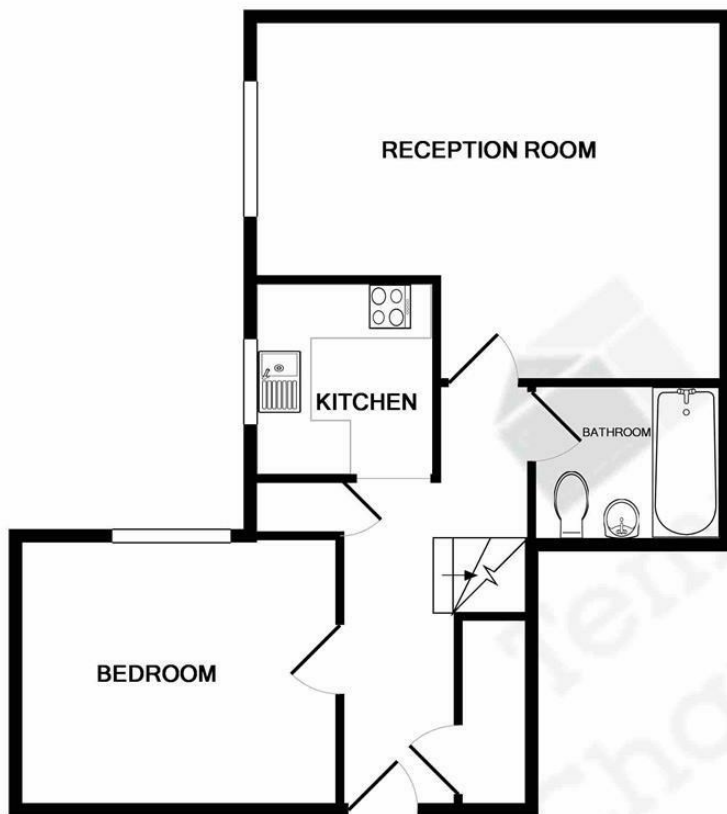
UPVC double glazed window to side aspect, single radiator, built in storage cupboard, built in wardrobes, power points.

Family Bathroom

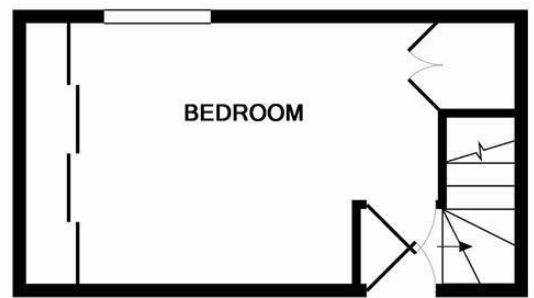
7'03 x 5'89 (2.21m x 1.52m)

Three piece bathroom suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, part tiled walls, textured ceiling, tiled flooring.





GROUND FLOOR



1ST FLOOR

CHAPEL COURT, ST MARKS ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
England & Wales		EU Directive 2002/91/EC	
		58	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		35	61

