



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
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Clive Road, Enfield, EN1 1RF
£475,000

Kings Group- Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM TERRACE HOUSE situated in the heart of Bush Hill Park.

Clive Road provides easy access to transport links including multiple bus routes, Bush Hill Park Overground Station and Enfield Town Overground Station all being within close proximity making this an ideal home for commuters. Furthermore the A10/M25 are easily accessible.

The property comprises two reception rooms, fitted kitchen/diner with double glazed patio doors leading to the impressive approximate 80ft rear garden, 3 bedrooms and bathroom.

Internal viewing is recommended - call us today on 0208 364 4118 to arrange a viewing.

Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Double glazed opaque window to the front aspect, Double radiator, Laminate flooring, Telephone point, Power points

Reception Room 1

11'17 x 13'69 (3.35m x 3.96m)

Double glazed bay window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

Reception Room 2

10'12 x 11'58 (3.05m x 3.35m)

Coved ceiling, Laminate flooring, Power points

Kitchen

15'59 x 16'71 (4.57m x 4.88m)

Double glazed window to the rear aspect, Laminate flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Spotlights, Power points, Double glazed patio doors leading to the garden

Bathroom

5'57 x 5'74 (1.52m x 1.52m)

Double glazed opaque window to the rear aspect, Lino flooring, Wash basin with mixer tap, Low level WC, Tiled splash backs, Walk in shower(wall mounted)

Bedroom 1

13'94 x 11'25 (3.96m x 3.35m)

Double glazed bay window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

Bedroom 2

11'25 x 11'23 (3.35m x 3.35m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

Bedroom 3

5'66 x 8'22 (1.52m x 2.44m)

Double glazed window to the front aspect, Coved ceiling, Laminate flooring

Garden

approx 80ft (approx 24.38mft)

Mainly laid to lawn with plant and shrub borders, Water tap, Security light

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas and any other details are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 10/2012

