



www.kings-group.net

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Enfield Town EN1 3EF
Tel: 0208 364 4118

Melbourne Way, Enfield, EN1 1XG
£599,950

Kings Group - Enfield Town are delighted to offer this THREE BEDROOM EXTENDED TERRACE HOUSE which is located within walking distance of Bush Hill Park Over ground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The A10 / A406 / M25 are also easily accessible offering good road links to the surrounding areas.

This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and Raglan Primary Schools. The property is conveniently located for access to local shops and amenities including Enfield's retail parks.

The accommodation comprises lounge, kitchen diner, three bedrooms, family bathroom.

Internal viewing is recommended - call us today on 0208 364 4118 to book an appointment.

Entrance

Double glazed window, storage cupboard, coved ceiling, picture rail, double radiator, laminated flooring, power points.

Lounge

13'89 x 11'41 (3.96m x 3.35m)

Double glazed window to the front aspect, coved ceiling, picture rail, double radiator, carpeted flooring, open style fireplace with wooden over mantle, phone point, power points, TV point.

Kitchen / Diner

17'60 x 21'66 (5.18m x 6.40m)

Double glazed window to the rear aspect, two single radiators, laminated flooring, range of wall and base units with roll tops, space for gas cooker, integrated hood extractor fan, sink with drainer unit, plumbed for washing machine and dishwasher, spotlights, double glazed patio door leading to garden, phone point, power points, TV point, fireplace, three velux windows.

First Floor Landing

Loft access, radiator, carpeted flooring, coved ceiling.

Bathroom

6'92 x 6'40 (1.83m x 1.83m)

Double glazed opaque window to the rear aspect, double radiator, tiled flooring, extractor fan, panel enclosed bath with shower attachments, wash basin with mixer tap, low level W.C, tiled splash backs, spotlights.

Bedroom One

13'22 x 10'74 (3.96m x 3.05m)

Double glazed window to the front aspect, double radiator, carpeted flooring, fitted wardrobes, storage cupboard, phone point, power points.

Bedroom Two

12'07 x 11'01 (3.84m x 3.38m)

Double glazed window, picture rail, single radiator, carpeted flooring, power points.

Bedroom Three

6'46 x 7'78 (1.83m x 2.13m)

Double glazed bay window to the front aspect, picture rail, carpeted flooring, built in storage cupboard, phone point, power points, TV point.

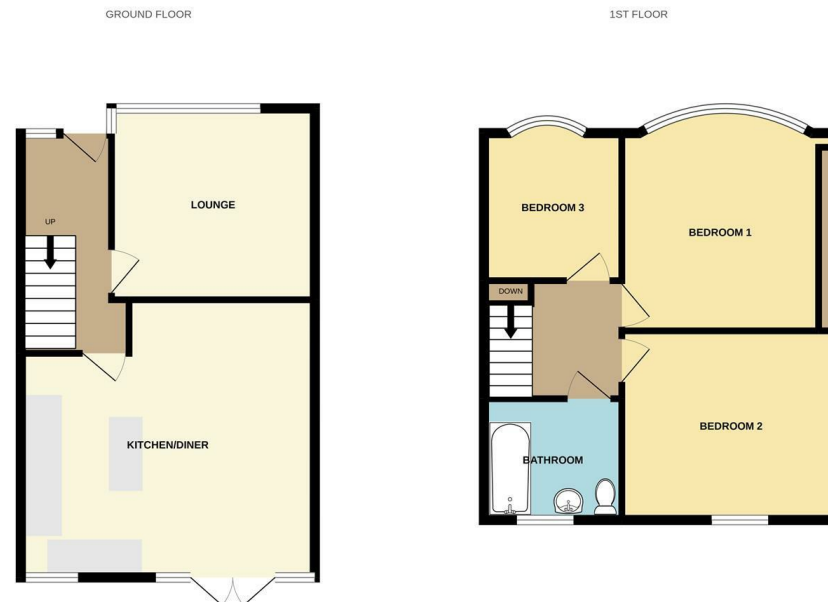
Garden

19'06 x 28'06 (5.94m x 8.69m)

Rear access, raised patio, paving, water tap, security light.

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	

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 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. Made with Metropix ©2022

