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**London Road, Enfield, EN2 6HP**



**Offers In Excess Of £775,000**

Kings Group - Enfield Town are pleased to offer this WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE which is located within close proximity of Enfield Chase and Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for local shops and amenities. The accommodation comprises of an accommodating front lounge, dining room, spacious and extended fitted kitchen/diner, utility room, downstairs wc, lean-to, three double bedrooms, bathroom, garage and a driveway for 4/5 vehicles. In our opinion this property would make the most IDEAL FAMILY HOME. Internal viewing is recommended - call us on 0208 364 4118 to book an appointment.

### **Reception One**

**14'7" x 14'7" (4.47 x 4.47)**

With double glazed windows to the front, coved ceiling, double radiator, open style gas fireplace, phone points, TV points, power points, parquet flooring.

### **Reception Two / Dining Room**

**12'0" x 10'11" (3.68 x 3.35)**

With double radiator, coved ceiling, power points, parquet flooring.

### **Downstairs W/C**

With single glaze opaque window to the side, wash basin, low level W.C, part tiled walls, tiled flooring.

### **Kitchen/Diner**

**23'9" x 12'11" (7.26 x 3.94)**

With Double glazed windows to the rear, additional 3 velux windows, 2 single radiators, tiled back splash, base and wall units with roll top, sink with drainer unit, integrated electric oven and hob, integrated extractor chimney style, space for fridge freezer, plumbing for washing machine, integrated dishwasher, power points, tiled flooring, double glazed patio door leading to back garden.

### **Utility Room**

**11'8" x 9'6" (3.56 x 2.92)**

With radiator, wash basin, power points, tiled flooring, access to garden, kitchen and garage.

### **Upstairs Landing**

With double glazed windows to the rear, loft access, power points, airing cupboard.

### **Bedroom One**

**14'2" x 11'10" (4.32 x 3.61)**

With double glazed windows to the front, double radiator, built in storage cupboard, power points, coved ceiling carpeted flooring.

### **Bedroom Two**

**12'2" x 10'9" (3.71 x 3.3)**

With double glazed windows to the rear, double radiator, built in storage cupboard, power points, coved ceiling, carpeted flooring.

### **Bedroom Three**

**14'6" x 9'6" (4.42 x 2.9)**

With double glazed windows to the side, double radiator, coved ceiling, laminated flooring.

### **Bathroom**

With double glazed opaque windows to the rear, heated towel rail, bath with shower attachments and enclosed panel, separate shower cubical, wash basin with mixer tap and under vanity unit, low level W.C, part tiled walls, storage cupboard, spotlights in the ceiling, laminated flooring.

### **Garden**

With access from the side, mainly laid to lawn with shrub borders, concrete paving, wooden shed, water tap, security lights.

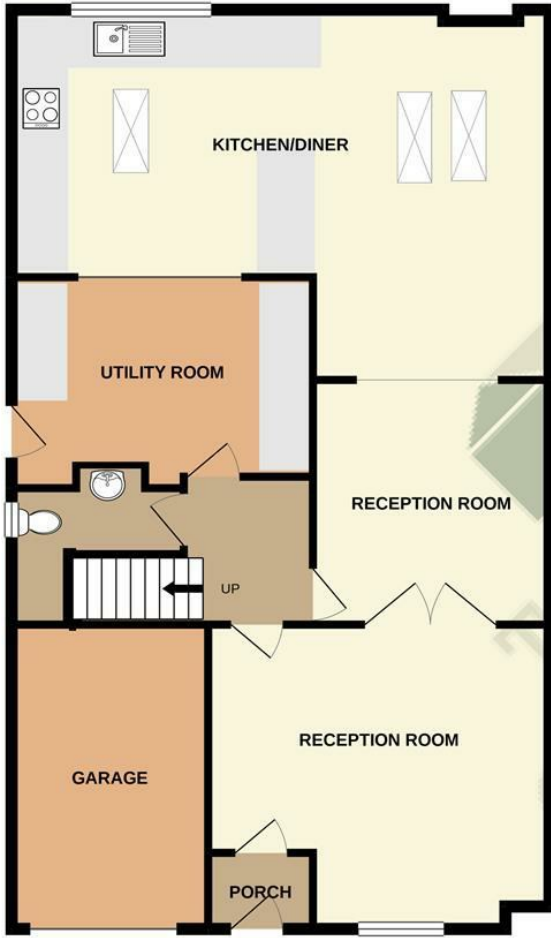
### **Garage**

Single garage, power points and lighting, ample storage.



GROUND FLOOR  
106.3 sq.m. (1144 sq.ft.) approx.

1ST FLOOR  
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA: 167.7 sq.m. (1805 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 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	
		67	83

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

