kings GROUP

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Enfield Town EN1 3EF
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Linden Gardens, Enfield, EN1 4DX

£485,000

Kings Group - Enfield Town are delighted to offer this THREE BEDROOM TERRACE HOUSE which is located within easy reach of good transport links along with having easy access to local shops and amenities including the David Lloyd Leisure Centre and Enfield's Retail Parks, This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Carterhatch Primary and Worcesters primary schools. This property comprises through lounge, fitted kitchen, dining room, three good size bedrooms, loft room and family bathroom. There are also the added benefits of a driveway for 2 vehicles, double garage to the rear of the garden and an approximate 90ft garden. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Hallway
Stairs leading to the first floor landing, Single glazed opaque window to the front aspect, Single radiator, Carpeted flooring, Ceiling rose, Power points

Through Lounge
11'38 x 28'34 (3.35m x 8.53m)
Double glazed bay window to the front aspect, Single radiator x2, Carpeted flooring, Fireplace with stone over mantle, Power points, Coving to textured ceiling, Double glazed sliding door leading reception room

Reception Room 2
8'21 x 7'71 (2.44m x 2.13m)
Single glazed sliding door leading to the garden, Single radiator, Lino flooring, Coving to textured ceiling

Kitchen
7'19 x 18'02 (2.13m x 5.54m)
Double glazed window to the rear aspect, Lino flooring, Coving to textured ceiling, Partly tiled walls, Base and wall units with flat top work surfaces, Integrated cooker with electric hob and oven, Extractor hood, Sink and drainer unit, Space for fridge/freezer, Plumbing for washing machine

First Floor Landing
Carpeted flooring, Coving to ceiling, Stairs leading to the loft room

Bathroom
6'40 x 6'25 (1.83m x 1.83m)
Double glazed opaque window to the rear aspect, Heated towel rail, Tiled flooring, Panel enclosed bath with mixer tap and shower attachment, Wash hand basin with vanity unit underneath, Low level WC, Tiled walls

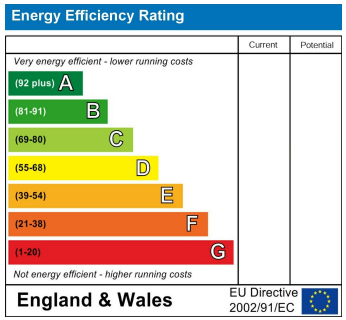
Bedroom 1
15'81 x 6'72 (4.57m x 1.83m)
Double glazed bay window to the front aspect, Single radiator, Carpeted flooring, Fitted wardrobes, Power points, Coving to ceiling

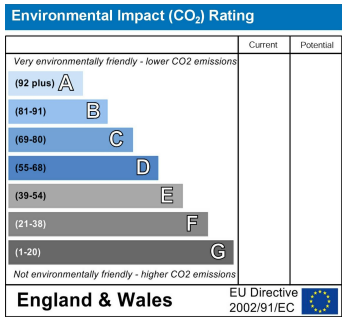
Bedroom 2
12'38 x 10'40 (3.66m x 3.05m)
Double glazed window to the rear aspect, Single radiator, Carpeted flooring, Fitted wardrobes, Power points

Bedroom 3
5'89 x 11'13 (1.52m x 3.35m)
Double glazed bay window to the front aspect, Single radiator, Carpeted flooring, Coving to ceiling, Power points

Loft Room
11'87 x 15'64 (3.35m x 4.57m)
Single glazed velux windows to the rear aspect, Double radiator, Wooden flooring, Power points, Eave storage space

Garden
Mainly laid to lawn with plant and shrub borders, Rear access, Water tap, Double garage to the rear





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GROUND FLOOR

1ST FLOOR

2ND FLOOR

Temple Chambers
CHARTERED SURVEYORS

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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The Property Ombudsman