kings GROUP

www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Brigadier Hill, Enfield, EN2 0ND

£600,000

- CHAIN FREE
- Driveway for 4/5 Vehicles
- Two Reception Rooms
- Within Walking Distance of Gordon Hill Station
- Potential To Extend Subject To Relevant Planning Permission-Consent
- Double Garage
- Three Good Sized Bedrooms
- Close to Local Shops and Amenities

Potential To Extend Subject To Relevant Planning Permission-Consent
Kings Group - Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM END TERRACE HOUSE which is located within walking distance of Gordon Hill Station. Local shops and amenities are also easily accessible. This ideal family home falls within the catchments of some of the most sought after schools in the area including Lavender Hill Primary School and Chaseside Primary School and Enfield County Lower & Upper School. The accommodation comprises two receptions, fitted kitchen, three good sized bedrooms and a three piece bathroom suite. This property also has the added benefit of a well maintained rear garden, large driveway and double garage to side. Internal viewing is recommended.

Call us today on 0208 364 4118 to book an appointment.

Entrance
Front door to:-

Hallway
Stairs to first floor landing, textured ceiling, double radiator, tiled flooring.

Reception Room One
15'37 x 12'34 (4.57m x 3.66m)
Double glazed bay window to front aspect, textured ceiling, double radiator, power points, tiled flooring.

Reception Room Two
11'79 x 11'42 (3.35m x 3.35m)
Double glazed sliding door leading to garden, textured ceiling, double radiator, power points, carpeted flooring.

Kitchen
8'37 x 8'67 (2.44m x 2.44m)
Double glazed window to rear aspect, textured ceiling, tiled walls, range of base and wall units with flat top work surfaces, sink and drainer unit, space for cooker, plumbing for washing machine, power points, tiled flooring.

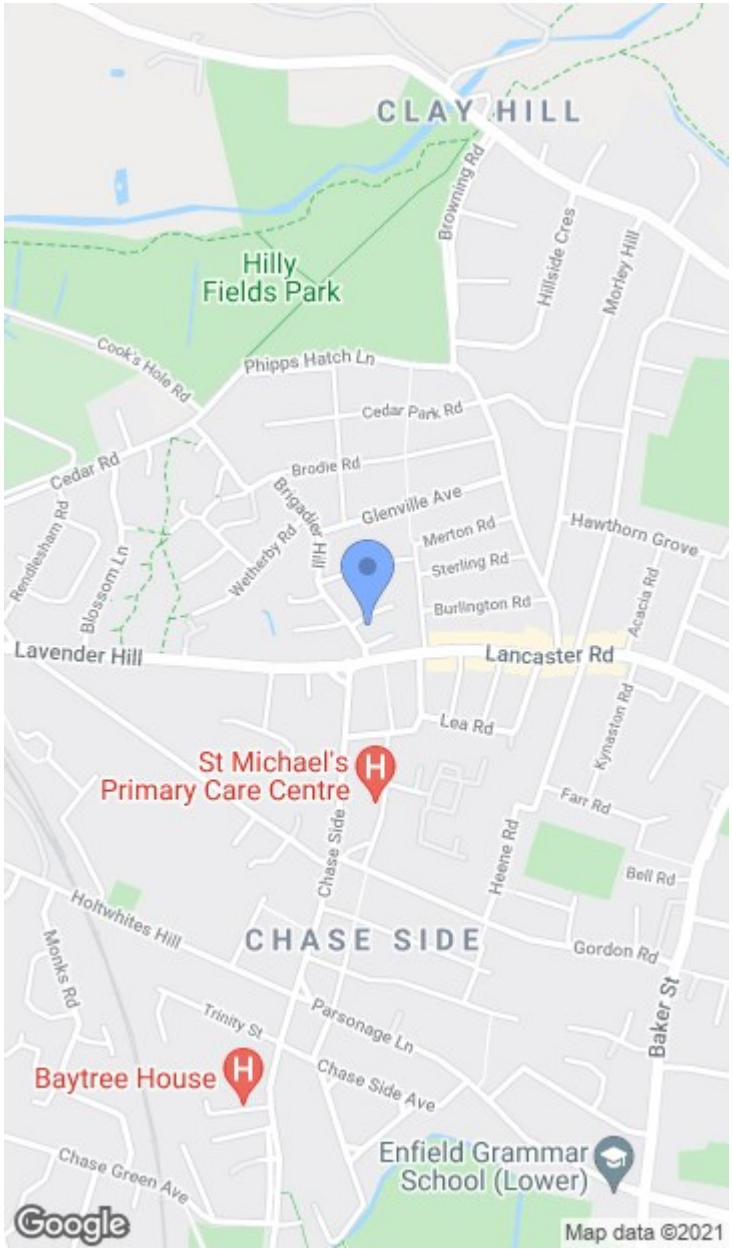
First Floor Landing
Double glazed window to side aspect, power points, carpeted flooring.

Bedroom One
15'69 x 11'31 (4.57m x 3.35m)
Double glazed bay window to front aspect, double radiator, built-in wardrobes, power points, carpeted flooring.

Bedroom Two
12'46 x 11'33 (3.66m x 3.35m)
Double glazed window to rear aspect, single radiator, power points, carpeted flooring.

Bedroom Three
6'51 x 8'76 (1.83m x 2.44m)
Double glazed window to front and side aspect, textured ceiling, single radiator, power points, carpeted flooring.

Bathroom
8'42 x 7'14 (2.44m x 2.13m)
Double glazed opaque window to rear aspect, part tiled walls, textured ceiling, double radiator, panel enclosed bath with mixer tap, pedestal wash basin, low level W.C, lino flooring.



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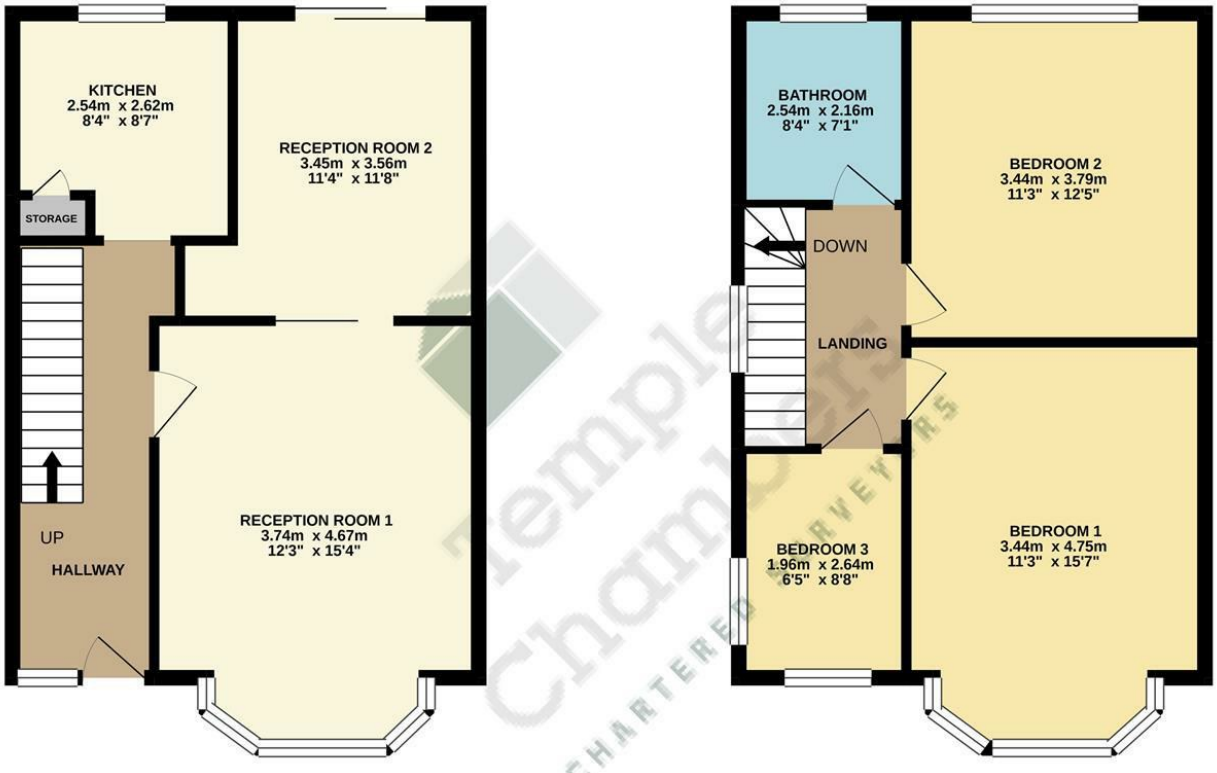
GROUND FLOOR
43.0 sq.m. (462 sq.ft.) approx.

1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 85.9 sq.m. (925 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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The Property Ombudsman