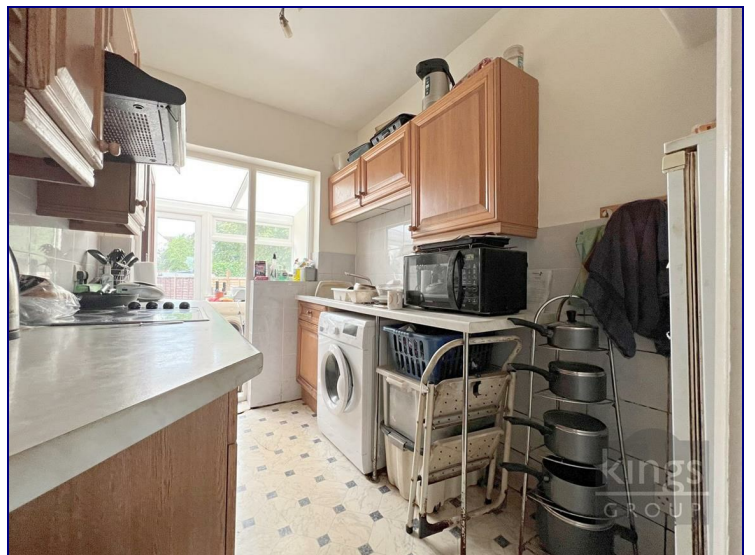


**Brodie Road, Enfield, EN2 0EZ**



**£675,000**

Kings Group-Enfield Town are delighted to bring to offer for sale this THREE BEDROOM END TERRACE PROPERTY situated in Brodie Road, EN2.

Accommodation is arranged over two floors and includes a large through lounge, fitted kitchen and a conservatory to the ground floor. First floor accommodation provides three sizeable bedrooms and bathroom. Furthermore the property also offers a spacious wrap around rear garden and parking.  
THIS PROPERTY OFFERS HUGE POTENTIAL, WITH THE POTENTIAL TO ADD A DOUBLE STOREY SIDE EXTENSION STPP.

The property is conveniently located for access to the A10, A406 & M25 all of which offer good road links to the surrounding areas, as well as being close to Gordon Hill Station with direct link to Moorgate and Stevenage and the London underground via Finsbury Park Station. In our opinion this property would make the perfect family home or ideal investment property as its within the catchment area of some of Enfield's most sought after schools including St Michaels C of E Primary School and Enfield County Lower School.

## Hallway

Stairs to the first floor landing, Single glazed window to the front aspect, Double radiator, Power points

## Through Lounge

**25'84 x 10'40 (7.62m x 3.05m)**

Double glazed bay window to the front aspect, Carpeted flooring, Double radiator, Double glazed french doors leading to the conservatory, Power points, TV aerial point

## Kitchen

**8'83 x 6'36 (2.44m x 1.83m)**

Single glazed window to the rear aspect, Door leading to the conservatory, Lino flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Integrated cooker with electric oven, Electric hob, Extractor hood, Sink and drainer unit, Space for fridge/freezer, Plumbing for washing machine

## Conservatory

**15'88 x 6'64 (4.57m x 1.83m)**

Double glazed windows to the rear aspect, Double glazed French doors leading to the garden, Carpeted flooring, Power points

## Landing

Loft access, Carpeted flooring

## Bedroom 1

**13 x 10'51 (3.96m x 3.05m)**

Double glazed bay window to the front aspect, Single radiator, Carpeted flooring, Power points

## Bedroom 2

**11'88 x 10'51 (3.35m x 3.05m)**

Double glazed window to the rear aspect, Single radiator, Carpeted flooring, Power points

## Bedroom 3

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

Double glazed window to the side aspect, Single glazed window to the front aspect, Single radiator, Carpeted flooring, Power points

## Bathroom

**7'40 x 6'41 (2.13m x 1.83m)**

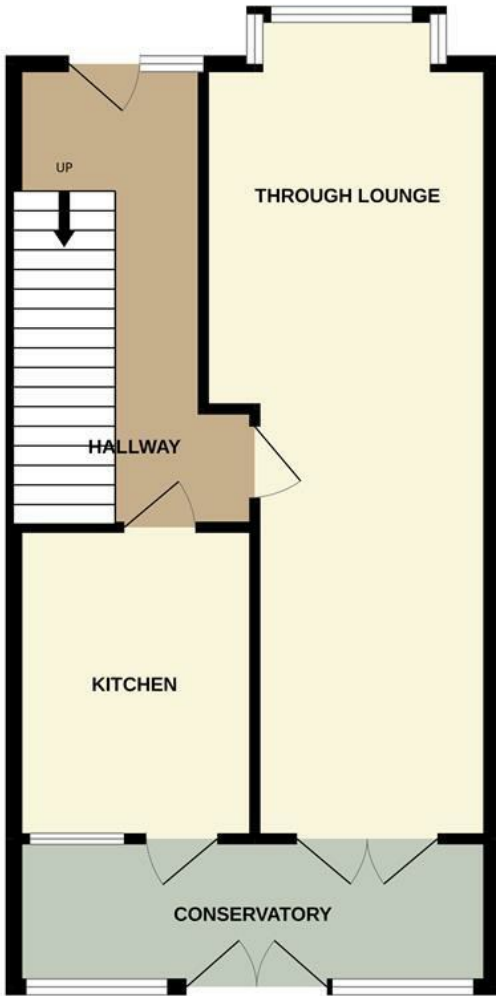
Double glazed opaque window to the rear aspect, Single radiator, Airing cupboard, Carpeted flooring, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap, Low level WC, Partly tiled walls

## Garden

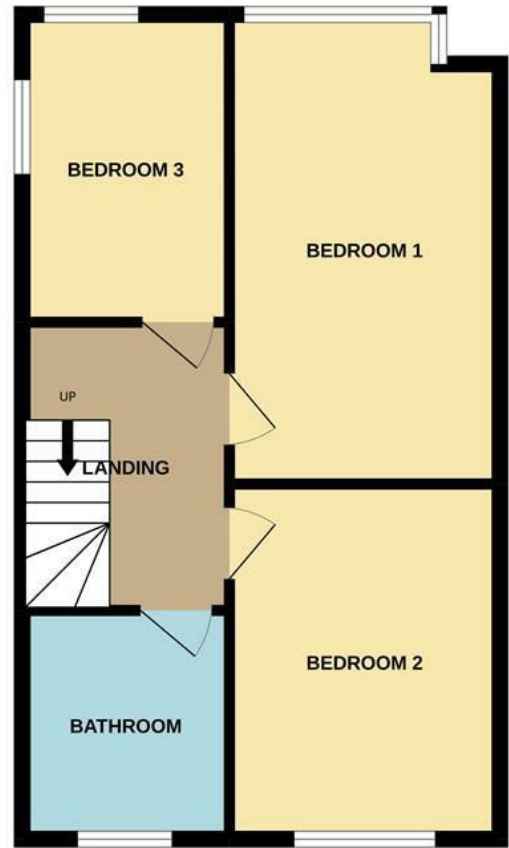
Mainly laid to lawn with plant and shrub borders, Side access



GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

