



Pentrich Avenue, EN1 4LZ
Enfield





kings
GROUP

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Kings Group - Enfield are delighted to present this chain free two/three bedroom tunnel terrace house, ideally situated just a short walk from the historic and picturesque Forty Hall Estate, renowned for its beautifully landscaped gardens, expansive parkland, medieval water gardens and scenic riverside walks.

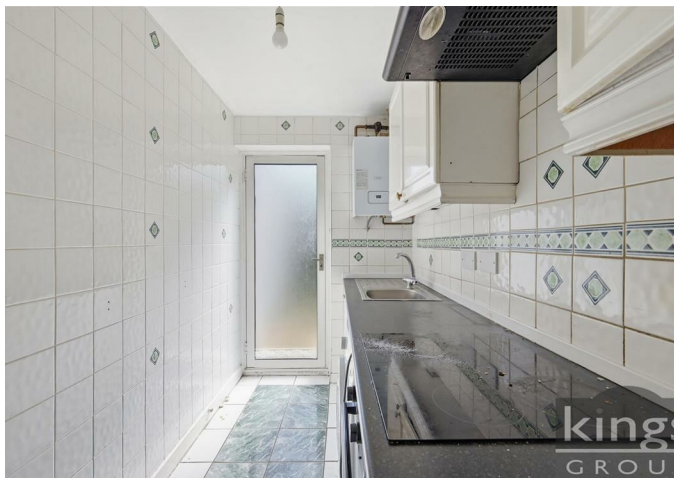
The property offers well-proportioned accommodation throughout, comprising two versatile reception rooms, ideal for separate living and dining areas, and a fitted kitchen with the added benefit of both rear and side access. Upstairs, there are two generous double bedrooms, a cot room/home office, and a family bathroom. Ample storage is available throughout the home.

Offering excellent potential for further extension (subject to the necessary planning consents), the property also benefits from a sizeable rear garden and off-street parking, making it an ideal choice for growing families.

Families will appreciate the excellent selection of nearby schools, including Worcesters Primary School, Carterhatch Infant School, Carterhatch Junior School and Forty Hill CofE Primary School.

The location provides excellent transport links, with easy access to the A10, M25 and A406, offering convenient travel across London and beyond. Turkey Street Station is within walking distance (approximately 0.7 miles), providing direct services to Liverpool Street Station in around 35 minutes. Local bus routes are also close by, while Enfield Town Centre and a range of retail parks are just a short drive away, offering an excellent selection of shopping and dining facilities.

£399,995



- Chain Free
- A Superb Opportunity to Acquire a Home with Scope to Enhance and Personalise Throughout
- Off Street Parking
- A Short Drive From Key Road Links Including the A10, M25 and A406
- Within Easy Reach of Enfield Town Centre & Enfield Retail Park, Providing a Variety of Dining, Retail & Supermarket Options
- A Generously Proportioned Two/Three Bedroom Tunnel Terrace House
- Two Separate Reception Rooms, Ideal For Creating Dedicated Living and Dining Areas
- A Sizeable Rear Garden
- Situated Within the Catchment of Excellent Local Schools, Including Worcesters Primary School, St Ignatius College & Forty Hill CofE Primary School
- Approximately 0.7 Miles to Turkey Street Station, Offering Direct Services into Central London in Around 35 Minutes

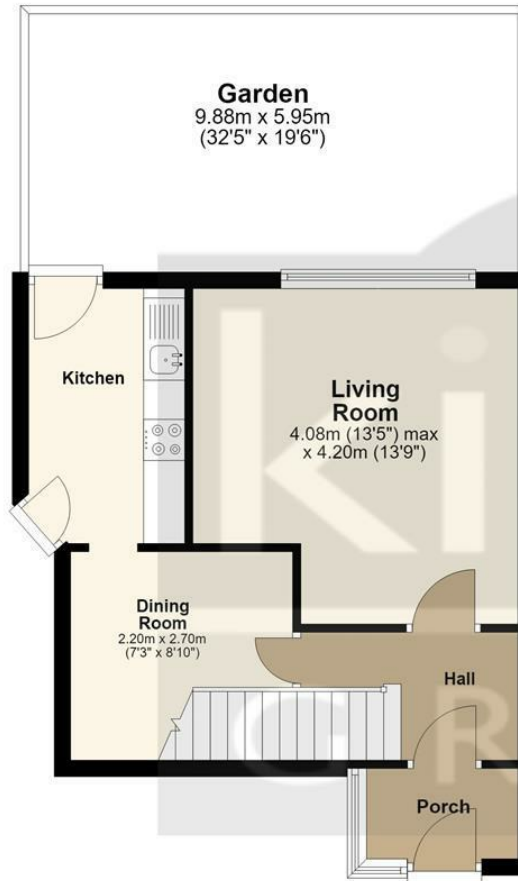




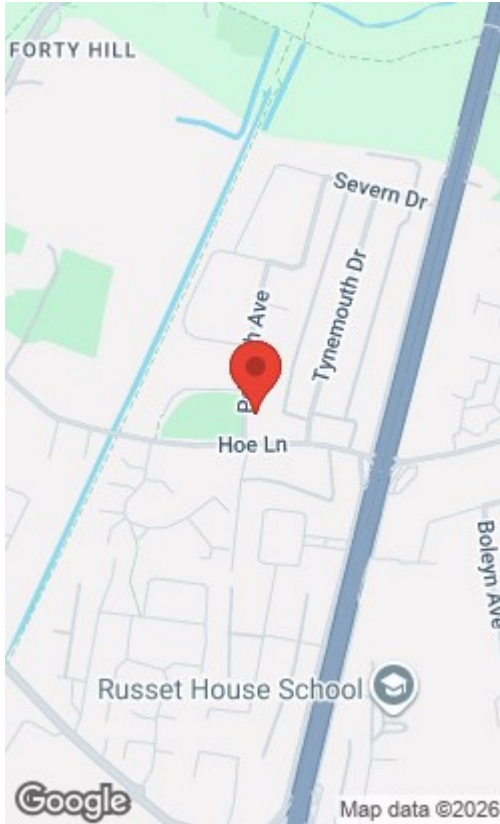


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Ground Floor
 Approx. 35.6 sq. metres (383.4 sq. feet)
 (excluding Garden)



First Floor
 Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 68.9 sq. metres (741.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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 Plan produced using PlanUp.

Pentrich Ave

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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