



Southbury Road, EN1 1QP  
Enfield





## Southbury Road, EN1 1QP

Kings Group, Enfield Town are delighted to offer this charming period four bedroom property, offering a blend of traditional elegance and modern comfort. Situated on Southbury Road, EN1, this large semi-detached house features four generously sized bedrooms, including a master with en-suite. The home boasts two spacious reception rooms, a basement, an extended kitchen diner ideal for family gatherings, and the convenience of a downstairs WC.

Upstairs, you'll find a well-appointed bathroom and an additional WC. The south-facing garden is perfect for enjoying sunny days, while the front driveway offers ample parking. Don't miss this opportunity to own a beautiful family home in a sought-after location

£675,000



- Four Bedroom Semi-Detached House
- Basement
- Downstairs WC, Upstairs Bathroom & WC, En-suite to Master Bedroom
- Front Driveway
- CHAIN FREE

### Hallway

Coved ceiling, Double radiator, Wooden flooring, Power points

### Reception Room 1

Double glazed bay window to the front aspect, Double glazed opaque window to the side aspect, Spotlights, Double radiator, Wooden flooring, Feature wrought iron gas fireplace, TV aerial point, Power points

### Reception Room 2

Double glazed window to the rear aspect, Coved ceiling, Ceiling rose, Picture rail, Double radiator, Wooden flooring, Tiled surround fireplace, Power points, Double glazed patio doors leading to the garden

### Kitchen

Double glazed window to the rear aspect, Double radiator x2, Tiled flooring, Tiled splash backs, A range of base and wall units with roll top work surfaces, Freestanding cooker, Integrated chimney style extractor hood, Butler sink, Space for fridge/freezer, Plumbing for washing machine, Spotlights, Double glazed door leading to the garden, Power points

### Shower Room

Shower cubicle with electric shower, Tiled walls, Tiled flooring, Extractor fan

### WC

Tiled walls, Tiled flooring, Extractor fan, Wash basin, Low level WC

### Basement

Spotlights, Concrete flooring, Extractor fan, Double radiator, Power points

- Two Reception Rooms
- Extended Kitchen Diner
- South Facing Rear Garden with Side Access
- Approximate 2259.34 sq ft of Internal Space
- Within Walking Distance of Enfield Town Station & Shopping Centre

### First Floor Landing

Wooden flooring, Coved ceiling

### First Floor Bathroom

Double glazed opaque window to the side aspect, Single radiator, Lino flooring, Panel enclosed corner bath with shower attachment, Wash basin with mixer tap, Partly tiled walls

### Bedroom 1

Double glazed bay window to the front aspect, Double radiator x2, Wooden flooring, Feature wrought iron fireplace, Power points

### Bedroom 2

Double glazed velux windows to the front and rear aspects, Eave storage, Carpeted flooring, Power points

### Bedroom 3

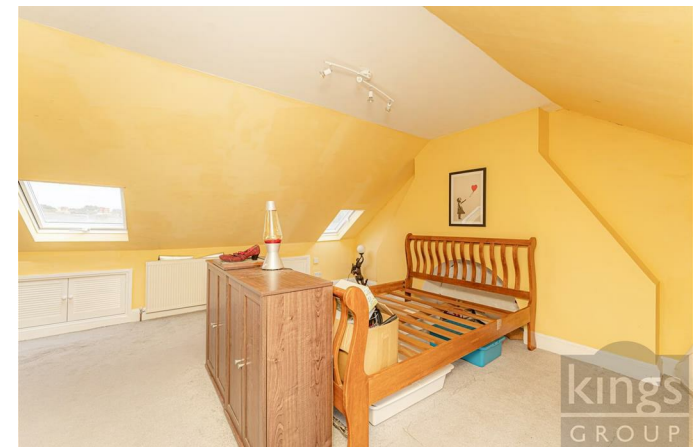
Double glazed window to the rear aspect, Coved ceiling, Double radiator, Carpeted flooring, Power points

### Bedroom 4

Double glazed window to the rear aspect, Double radiator, Built in storage cupboard, Carpeted flooring, Built in storage cupboard, Power points

### Garden

South facing, Artificial lawn with plant and shrub borders, Side access, Hot tub, Wooden decking, Outside water tap, Garden pond





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



**Southbury Road**

Approximate Gross Internal Floor Area : 209.90 sq m / 2259.34 sq ft (Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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