



[www.kings-group.net](http://www.kings-group.net)

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

Layard Road, Enfield, EN1 4BA  
Offers In Excess Of £325,000

Kings Group - Enfield Town are excited to offer this CHAIN FREE TWO BEDROOM FIRST FLOOR MAISONETTE which is located within the popular Forty Hill location. Local shops and amenities including the David Lloyd Leisure Centre, the Forty Hill Estate and Enfield's Retail Parks are also easily accessible. This ideal first time purchase or investment opportunity falls within the catchment areas of some of Enfield's most sought after schools including Worcesters Primary School and Forty Hill CofE Primary School. The accommodation comprises living room, fitted kitchen leading to private terrace, two bedrooms, family bathroom and private garden. Internal viewing is recommended - call us today on 0208 364 4118 to arrange a viewing.

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### Hallway

Double glazed window to the side aspect, Loft access, Double radiator, Carpeted flooring, Smoke alarm, Power points

### Living Room

**13'91 x 11'43 (3.96m x 3.35m)**

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Feature fireplace, Phone point, TV aerial point, Power points

### Kitchen

**11'99 x 7'07 (3.35m x 2.31m)**

Double glazed windows to the front and side aspect, Door leading to terrace, Lino flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Space for cooker, Space for fridge/freezer, Plumbing for washing machine, Power points

### Bedroom 1

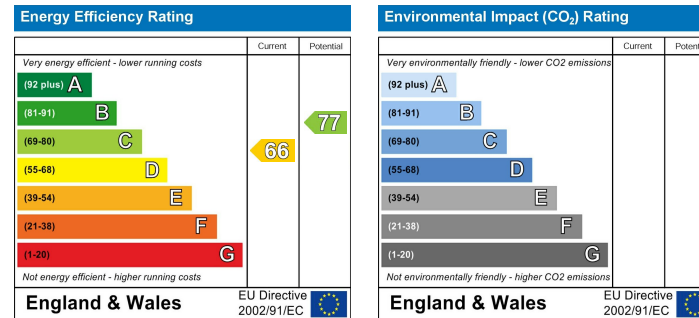
**12'44 x 10'08 (3.66m x 3.25m)**

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

### Bedroom 2

**7'30 x 8'71 (2.13m x 2.44m)**

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





Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000



