



**78 Crawford Gardens, Enfield Town
Offers In Excess Of £275,000 Leasehold**



78 Crawford Gardens, Enfield Town

25 Silver Street, Enfield Town,
Middlesex, EN1 3EF

0208 364 4118

www.kings-group.net

- Chain Free
- 70ft Private Garden
- Extended Kitchen
- Ground Floor
- Ideal First Time Purchase or Investment Opportunity
- Gas Central Heating
- Fitted Kitchen
- Short Walk From Green Lanes Offering Shops & Amenities
- Within Walking Distance Of Firs Farm Wetlands Park & Playing Field

Kings-Group Enfield Town are pleased to offer this well presented GROUND FLOOR ONE BEDROOM MAISONETTE located in Crawford Gardens, N13.

The property is located in the popular Crawford Gardens area, which offers easy access to the A10 and M25, as well as stations such as Palmers Green and Winchmore Hill Station that are close by and offers great links to London and the surrounding areas. With additional benefits of being in walking distance to Firs Farm Wetlands Park & Playing Field and close to local shops and amenities.

The accommodation comprises of 1 bedroom, kitchen, lounge, bathroom and garden.

Entrance Hallway

double radiator, laminate flooring, telephone point, smoke alarm, power points

Bathroom 5'42 x 5'85 (1.52m x 1.52m)

double glazed opaque at the side & rear, tiled walls, tiled flooring, extractor fan, panel enclosed bath with electric shower attachment, pedestal wash basin, low level w.c.

Bedroom 1 13'14 x 13'55 (3.96m x 3.96m)

double glazed bay windows at the front

Lounge 11'44 x 13'54 (3.35m x 3.96m)

double glazed window at the rear, double radiator, laminate flooring, power points, storage cupboard

Kitchen 8'80 x 6'87 (2.44m x 1.83m)

double glazed window at the rear, carpeted flooring, tiled splash back walls, wall units with roll top, integrated chimney style extractor hood, drainer unit sink, space for fridge freezer & cooker, plumbing for washing machine, spotlights, power points

Garden 70' (21.34m)

mainly laid to lawn, access from the side, brick built shed, security light

GROUND 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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