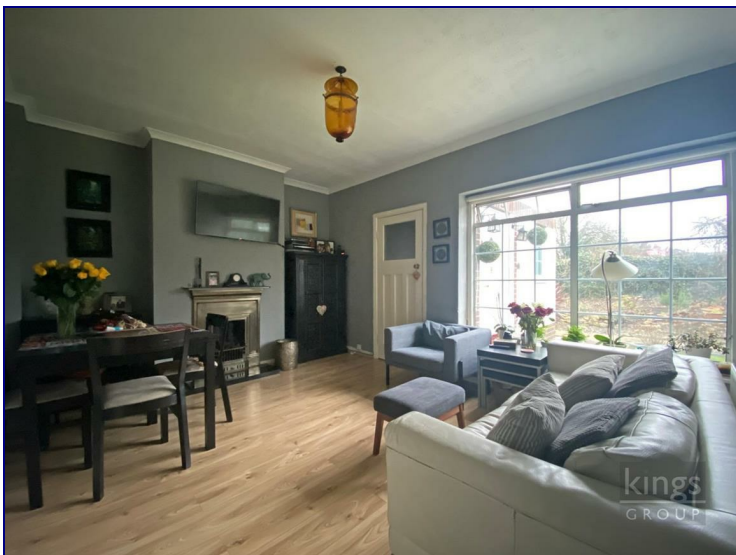


Barrowell Green, London, N21 3AR



£350,000

Kings Group - Enfield Town are delighted to offer this TWO BEDROOM GROUND FLOOR MAISONETTE which is located in the popular Winchmore Hill area and within a mile of Winchmore Hill Station which offers fast links into Central London and Moorgate. The property is also conveniently located for access to local shops, restaurants and amenities in the surrounding areas. Good road links are easily accessible (A10/A406). The accommodation comprises of a well equipped kitchen, spacious lounge, two good sized bedroom and three piece shower room. Added benefits of this property include a private garden, double glazed windows and gas central heating. In our opinion this property would make an ideal first time home or investment purchase. Call us today on 0208 364 4118 to arrange a viewing.

Entrance

Front door to:

Hallway

Under stairs storage cupboard, double radiator, door to lounge.

Lounge

14'6 x 11'4 (4.42m x 3.45m)

Double glazed window to front aspect, coved ceiling, radiator, gas fireplace, TV point, power points, laminate wood style flooring.

Inner Hallway

Storage cupboard, radiator, laminate wood style flooring and doors to

Kitchen

11'0 x 5'11 (3.35m x 1.80m)

Dual aspect double glazed windows to side and rear aspect, and UPVC double glazed door to side aspect leading to garden, radiator, coved ceiling, tiled splash backs, a range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, integrated gas hob and oven, extractor fan, space for fridge/freezer, plumbed for washing machine, power points, laminate wood style flooring.

Bedroom One

10'11 x 9'02 into wardrobe (3.33m x 2.79m into wardrobe)

Double glazed window to rear aspect, coved ceiling, radiator, built-in wardrobe, power points, laminate wood style flooring.

Bedroom Two

11'0 x 8'0 (3.35m x 2.44m)

Double glazed window to front aspect, radiator, power points, laminate wood style flooring.

Bathroom

Coved ceiling, spotlights, tiled walls, heated towel rail, shower cubicle, wash hand basin with mixer tap and vanity unit, low level W.C, tiled flooring.

Garden

Concrete paving, wooden shed.



GROUND FLOOR
53.0 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA: 53.0 sq.m. (570 sq.ft.) approx.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	65	72

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

