



**www.kings-group.net**

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**Wellington Road, Enfield, EN1 2PG**  
**Offers In Excess Of £625,000**

Kings Group - Enfield Town are delighted to offer this beautifully presented FOUR BEDROOM EXTENDED TOWN HOUSE which is located on Wellington Road within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Local shops and amenities including Enfield's Retail parks are easily accessible. The A10 / A406 / M25, all of which offer good road links to the surrounding areas are just a short drive away. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and Raglan Primary schools. The accommodation comprise good size lounge, fitted kitchen / diner, three double bedrooms one single bedroom and family bathroom and shower room, with separate WC. There are the added benefits large rear garden, garage / carport with off street parking for two vehicles. Early viewing is recommended - call us today to book an appointment to view.

## Entrance

Stairs to the first floor landing, meter cupboard, coved ceiling, single radiator, tiled flooring, smoke alarm, power points.

## Down W.C

Tiled walls, tiled flooring, wash basin, low level W.C.

## Kitchen

### 15'0 x 14'9 (4.57m x 4.50m)

Double glazed window to the rear and side aspect, two double radiators, tiled flooring, tiled splash backs, range of wall and base units with roll tops, integrated gas cooker, sink with drainer unit, integrated fridge freezer, plumbed for dishwasher, coved ceiling, double glazed patio door leading to garden, phone point, power points.

## Diner

### 15'0 x 7'0 (4.57m x 2.13m)

## First Floor Landing

## First Floor Shower Room

### 7'4 x 4'11 (2.24m x 1.50m)

Coved ceiling, tiled walls, carpeted flooring, extractor fan, shower cubicle, pedestal wash basin, low level W.C.

## Lounge

### 15'0 x 10'11 (4.57m x 3.33m)

Double glazed window to the front and side aspect, coved ceiling, double radiator, carpeted flooring, phone point, TV point, power points, Juliet balcony.

## Bedroom One

### 15'0 x 11'1 (4.57m x 3.38m)

Double glazed sash window to the rear aspect, coved ceiling, double radiator, carpeted flooring, phone point, TV point, power points, double glazed French door leading to roof terrace.

## Second Floor Landing

## Second Floor Bathroom

### 7'9 x 4'11 (2.36m x 1.50m)

Heated towel rail, lino flooring, extractor fan, panel enclosed bath, wash basin, low level W.C, tiled walls, coved ceiling.

## Bedroom Two

### 15'0 x 7'0 (4.57m x 2.13m)

Double glazed sash window to the front aspect, coved ceiling, single radiator, carpeted flooring, fitted wardrobe, power points.

## Bedroom Three

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

Double glazed sash window to the rear aspect, coved ceiling, single radiator, carpeted flooring, fitted wardrobe, power points.

## Bedroom Four

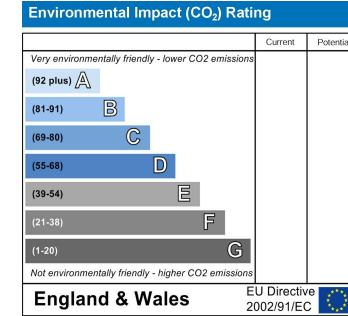
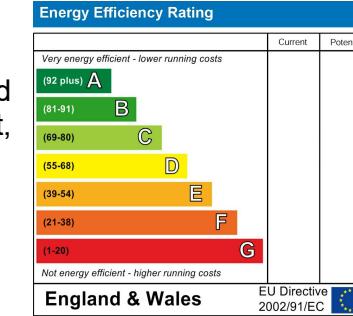
### 12'6 x 6'10 (3.81m x 2.08m)

Double glazed sash window to the rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

## Garden

### 64'0 (19.51m)

Mainly laid to lawn with shrub borders, access to the rear, wooden shed, water tap, security light.





Associated Offices in London, Essex and Hertfordshire  
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