



Pentrich Avenue, EN1 4LZ  
Enfield





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KINGS GROUP is excited to present this delightful 2-bedroom semi-detached house, situated in one of Enfield's most sought-after locations. Perfectly placed within the catchment area of top-rated schools, including Worcesters Primary School, this property offers an excellent opportunity for families seeking both convenience and quality education.

With outstanding transport links nearby, including the A10, M25, and A406, you'll enjoy easy access to surrounding areas and beyond, making commuting and exploring local amenities a breeze. This prime location strikes the perfect balance between connectivity and a peaceful residential setting.

Internally, the home boasts a spacious through lounge ideal for family living and entertaining. The well-equipped kitchen is perfect for everyday use, while the family bathroom provides a relaxing retreat. Two generously sized bedrooms offer plenty of space for rest and storage.

This property is an excellent choice for first-time buyers or small families in search of a low-maintenance, well-located home in a desirable area. Don't miss the opportunity to make this wonderful house your new home—contact us today to arrange a viewing!

## Offers In Excess Of £449,995



- **Two Bedroom Semi-Detached House**
- **Potential For Double Story Rear Extension**
- **Fitted Kitchen**
- **Side Access**
- **Catchment Area for Worcesters Primary School (Outstanding Ofsted Rating)**

#### **Hallway**

Stairs to first floor landing, double radiator, laminate flooring, smoke alarm

#### **Lounge 14'15 x 26'56 (4.27m x 7.92m)**

Double glazed windows to the side and rear, two double radiators, laminate flooring, phone point, TV aerial point, power points, double glazed French door leading to the garden

#### **Kitchen 20'26 x 11'41 (6.10m x 3.35m)**

Double glazed opaque windows to the front and side, double radiator, tiled flooring, tiled splash back walls, space for cooker, integrated chimney style extractor hood, double drainer unit sink, space for a fridge freezer, double glazed door leading to the garden, power points

#### **First Floor Landing**

Double glazed window to the front, carpeted flooring, power points

#### **Bathroom 6'05 x 6'11 (1.96m x 2.11m)**

Single glazed opaque windows to the side, heated towel rail radiator, lino flooring, panel enclosed bath, wash basin with mixer tap, low level w.c, tiled walls, ceiling spotlights

#### **Bedroom 1 9'13 x 20'27 (2.74m x 6.10m)**

Double glazed windows to the rear and front, coved ceiling, double radiator, carpeted flooring, phone point, power points

#### **Bedroom 2 10'17 x 13'39 (3.05m x 3.96m)**

Double glazed windows to the rear, ceiling spotlights, double radiator, carpeted flooring, fitted wardrobes, power points

#### **Garden 87 (26.52m)**

- **Generous Sized South Facing Garden**
- **Extended Through Lounge**
- **Upstairs Bathroom**
- **Easy Access to the A10/M25/A406**

Mainly laid to lawn, fence panels, access to the side, paving, wooden shed, outside water tap, security light, garden pond, south facing





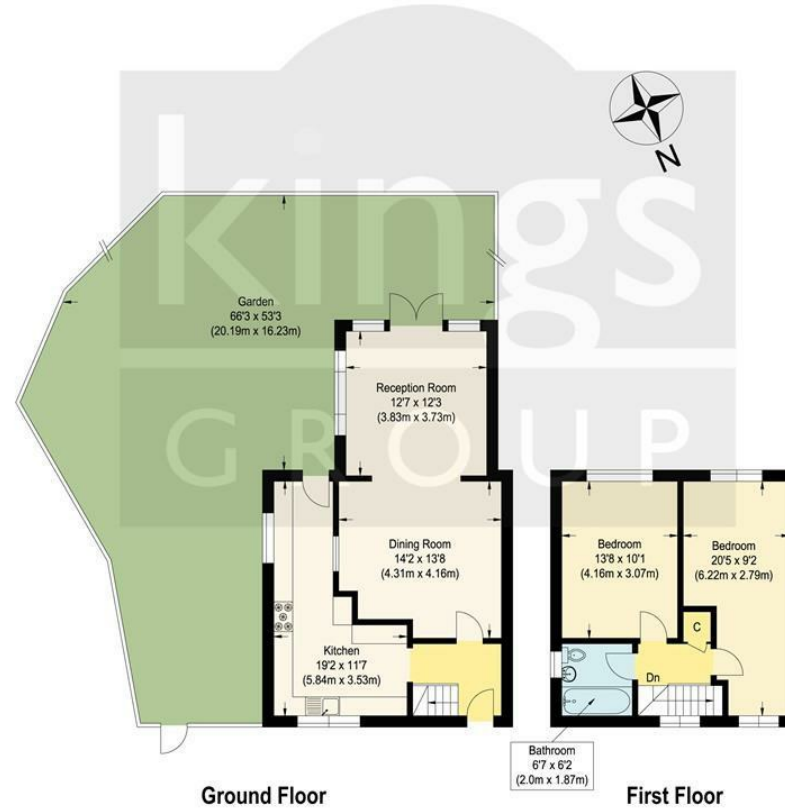
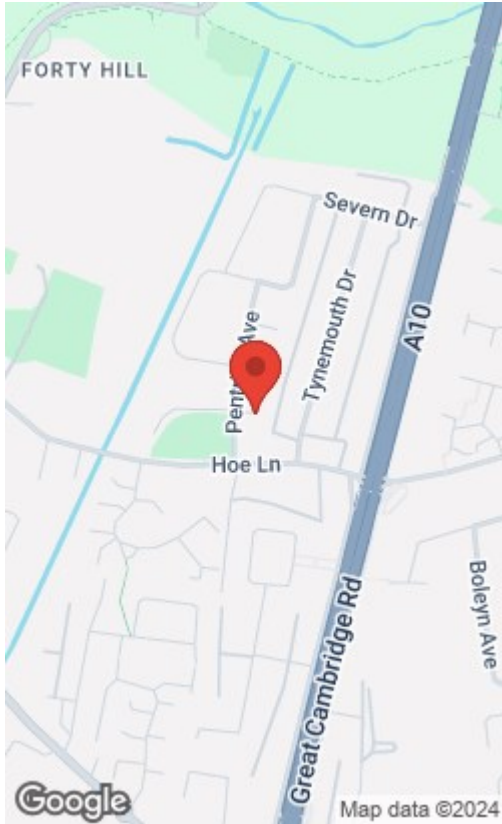




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



### Pentrich Avenue

Approximate Gross Internal Floor Area : 89.90 sq m / 967.67 sq ft  
 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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