

**Farr Road, Enfield, EN2 0DE**



**£524,995**

Kings Group - Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM SEMI DETACHED HOUSE which is located within walking distance of both Gordon Hill and Enfield Town Overground Stations, both of which offer fast links into the City. The property is also conveniently located for access to local shops and amenities along with good road links to the surrounding areas. Falling into the catchment areas of some of Enfield's most sought after schools, including St Georges Catholic Primary and St Andrews CofE Primary schools this property would make an ideal family home. The accommodation comprises two reception rooms, fitted kitchen, family bathroom and three double bedrooms. Early viewing is recommended - so in order to avoid disappointment call us today on 0208 364 4118 to book a viewing.

### **Lounge / Reception One**

**12'85 x 11'93 (3.66m x 3.35m)**

Double glazed bay window to front aspect, double radiator, TV point, telephone point, power points, laminate wood style flooring.

### **Dining Room / Reception Two**

**14'56 x 9'56 (4.27m x 2.74m)**

Double radiator, power points, laminate wood style flooring.

### **Fitted Kitchen**

**10'77 x 9'56 (3.05m x 2.74m)**

Double glazed window and door to rear aspect, range of base and eye level units with granite effect work surfaces, tiled splash backs, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob, plumbing for washing machine, textured ceiling, power points, tiled flooring.

### **Bathroom**

**8'92 x 5'34 (2.44m x 1.52m)**

Double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower attachment, wash hand basin, low level WC, tiled walls, extractor fan, textured ceiling, double radiator, tiled flooring.

### **First Floor Landing**

Laminate wood style flooring. Doors to

### **Bedroom One**

**15'23 x 10'32 (4.57m x 3.05m)**

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

### **Bedroom Two**

**14'57 x 6'81 (4.27m x 1.83m)**

Double glazed window to rear aspect, built in storage cupboard, double radiator, power points, laminate wood style flooring.

### **Bedroom Three**

**9'20 x 8'11 (2.74m x 2.72m)**

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

### **Garden Approx 40ft**

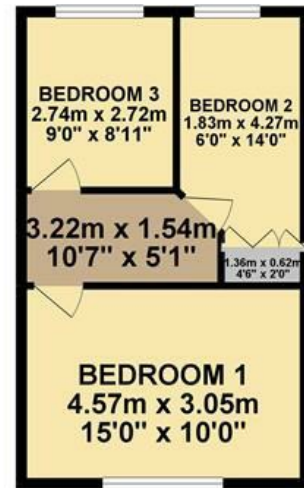
Mainly laid to lawn with plant and shrub borders, wooden garden shed.



## GROUND FLOOR



## 1ST FLOOR



Temple  
Chambers  
CHARTERED SURVEYORS

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			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(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	

