



St. Marks Road, EN1 1BE  
Enfield





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# St. Marks Road, EN1 1BE

Kings Group-Enfield Town are delighted to present this SPACIOUS CHAIN FREE FOUR BEDROOM TERRACE HOUSE situated in St Marks Road, EN1. Accommodation is arranged over three floors and includes an impressive 27ft through lounge to the ground floor, which has an original fireplace still in place. Also there is a spacious fitted kitchen/diner and downstairs wc. First floor accommodation provides four sizeable bedrooms and a four piece bathroom suite. The top floor comprises a loft room and ample eave storage space. Furthermore the property also offers an approximate 80ft rear garden and a driveway. This ideal family home is located 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. This property falls within the catchment areas of some of Enfield's most sought after schools including George Spicer Primary School. The property is also conveniently located for access to local shops and amenities.

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£675,000



- Chain Free
- Accommodating Through Lounge
- Loft Room
- Driveway
- Within Walking Distance of Bush Hill Park Station

### Hallway

Stairs to the first floor landing, Under stairs storage cupboard, Double radiator

### Downstairs WC

Double glazed opaque window to the side aspect, Tiled splash backs, Tiled flooring, Wash basin with mixer tap, Low level WC

### Through Lounge 27'36 x 15'09 (8.23m x 4.80m)

Double glazed bay window to the front aspect, Double glazed window to the rear aspect, Textured ceiling, Ceiling rose x2, Double radiator x2, Wooden flooring, Gas fireplace, Phone point, TV aerial point, Power points

### Kitchen/Diner 24'46 x 11'03 (7.32m x 3.43m)

Double glazed windows to the side and rear aspect, Double glazed French doors leading to the garden, Double radiator, Tiled flooring, Tiled splash backs, Base and wall units with flat top work surfaces, Integrated cooker with double oven, Induction hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Plumbing for dishwasher, Spotlights, Power points

### First Floor Landing

Stairs leading to the second floor landing, Power points, Carpeted flooring

### Bathroom 9'62 x 6'94 (2.74m x 1.83m)

Double glazed opaque windows to the side aspect, Heated towel rail, Tiled flooring, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap and vanity unit underneath, Low level WC, Partly tiled walls, Rainfall shower cubicle, Spotlights

- An Impressive 24ft Fitted Kitchen/Diner
- Four Great Sized Bedrooms
- Four Piece Bathroom Suite
- An Approximate 80ft Rear Garden
- Close Proximity to Local Shops and Amenities

### Bedroom 1 14'90 x 11'64 (4.27m x 3.35m)

Double glazed bay window to the front aspect, Ceiling rose, Double radiator, Carpeted flooring, Power points

### Bedroom 2 12'80 x 12'03 (3.66m x 3.73m)

Double glazed window to the rear aspect, Ceiling rose, Double radiator, Carpeted flooring, Fitted wardrobes, Power points

### Bedroom 3 11'35 x 11'05 (3.35m x 3.48m)

Double glazed window to the rear aspect, Carpeted flooring, Double radiator, Power points

### Bedroom 4 8'74 x 7'04 (2.44m x 2.24m)

Double glazed window to the front aspect, Ceiling rose, Double radiator, Laminate flooring, Power points

### Loft Room 15'00 x 12'15 (4.57m x 3.66m)

Single radiator, Eave storage, Power points

### Garden approx 80ft (approx 24.38mft)

Mainly laid to lawn, Patio, Wooden shed





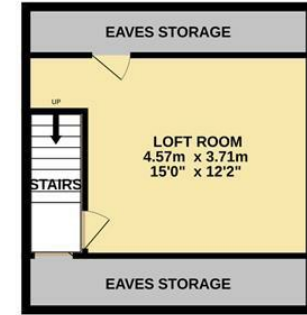
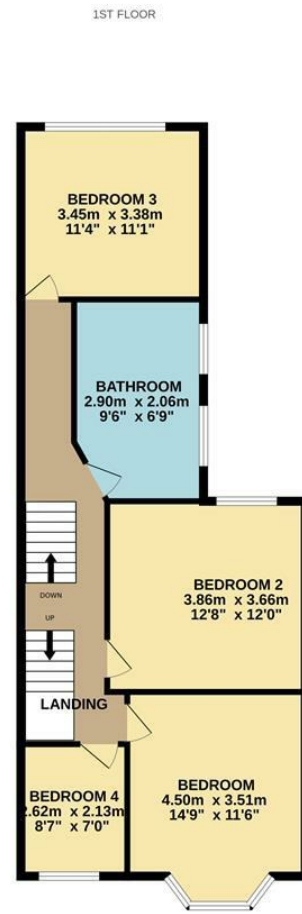
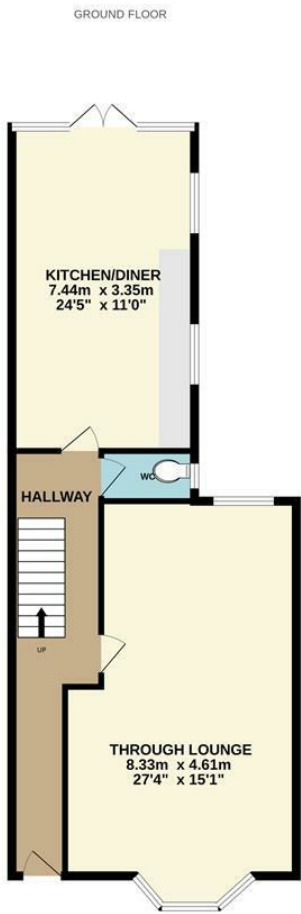
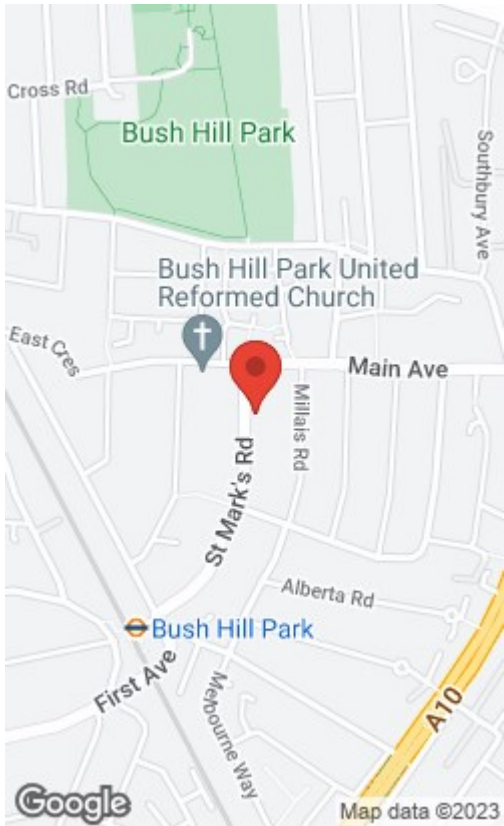
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



ST MARKS RD ENFIELD EN1

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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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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