



Poynter Road, EN1 1DL
Enfield





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Kings Group- Enfield Town are delighted to present this SPACIOUS THREE BEDROOM VICTORIAN TERRACE HOUSE offered for sale on a chain free basis. This ideal family home comprises two reception rooms, fitted kitchen, utility room, conservatory, downstairs wc, three sizeable bedrooms and an upstairs family bathroom. The property also benefits from an approximate 60ft rear garden and high ceilings throughout. Conveniently located the property provides easy access to the A10/M25/A406 providing good links to surrounding areas. Within walking distance is an array of shops and amenities to enjoy. Furthermore you are within easy reach of transport links including local bus routes and Bush Hill Park Station.

£479,995



- Chain Free
- Two Reception Rooms
- Downstairs WC and Upstairs Family Bathroom
- An Approximate 60ft Rear Garden
- Easy Access to the A10/M25/A406 Providing Easy Access to Surrounding Areas

Hallway

Stairs leading to the first floor landing, Under stairs gas/electric meter cupboard, Laminate flooring, Single radiator, Smoke alarm

Reception Room 1 13'49 x 11'57 (3.96m x 3.35m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Phone point, TV aerial point, Power points

Reception Room 2 12'15 x 9'42 (3.66m x 2.74m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

Kitchen 11'01 x 10'22 (3.38m x 3.05m)

Double glazed window to the side aspect, A range of base and wall units with flat top work surfaces, Integrated cooker with electric oven, Induction hob, Sink drainer unit, Space for fridge/freezer, Tiled splash backs, Tiled flooring, Spotlights, Double radiator, Power points

Utility Room 9'70 x 5'72 (2.74m x 1.52m)

Base units with flat top work surfaces, Plumbing for washing machine, Tiled flooring, Power points

Conservatory 9'99 x 9'18 (2.74m x 2.74m)

Double glazed windows to the side and rear aspect, Double glazed door leading to the garden, Tiled flooring

Downstairs WC

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

First Floor Landing

Loft access, Carpeted flooring, Power points

- Three Bedroom Victorian Terrace House
- Fitted Kitchen and Separate Utility Area
- Conservatory
- Within Walking Distance of Bush Hill Park Station
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School

Bedroom 1 15'22 x 11'35 (4.57m x 3.35m)

Double glazed windows to the front aspect, Double radiator, Carpeted flooring, Power points, Loft access

Bedroom 2 12'22 x 9'49 (3.66m x 2.74m)

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

Bedroom 3 9'74 x 8'47 (2.74m x 2.44m)

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

Bathroom 8'53 x 6'15 (2.44m x 1.83m)

Double glazed opaque windows to the side aspect, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap and pedestal, Low level WC, Heated towel rail, Tiled flooring, Tiled walls

Garden approx 60' (approx 18.29m)

Mainly laid to lawn, Patio area, Outside water tap





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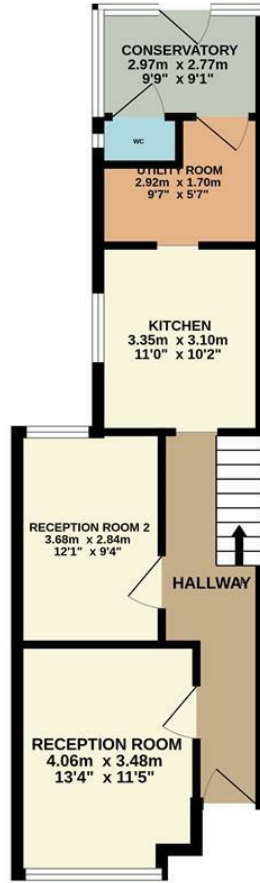
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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



GROUND FLOOR



1ST FLOOR



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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