



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Willow Road, Enfield, EN1 3AY
Offers In Excess Of £585,000

- Three Bedroom Extended Semi Detached House
- Loft Conversion
- Downstairs WC
- Within the catchment of St. George's & St. Andrew's Primary schools

- Willow Estate Location
- Off-Street Parking
- Walking distance to Enfield Town Overground Station
- Ease of access to the A10. A406 & M25

Kings Group - Enfield Town are pleased to offer For Sale, this THREE BEDROOM EXTENDED SEMI DETACHED HOUSE on Willow Road, In the heart of the much desired Willow Estate, the property is comprised of a large reception room, kitchen, downstairs WC, three double bedrooms (one being a loft room), and family bathroom. A short walk from the house is Enfield Town Overground Station offering direct links to Liverpool St. & Seven Sisters stations. There is also ease of access to the A10 leading to both the A406 & M25. The town centre is also within walking distance with an array of shopping and leisure facilities including Tesco. This ideal family home also lies within the catchment area of some of the most sought after schools in Enfield including St. George's RC and St. Andrews CofE primary schools. Viewings are strictly by appointment only so to arrange yours, please contact us on 0208 364 4118.

Entrance Hallway

Laminate flooring, power points, stairs leading to first floor landing, doors leading to:

Downstairs W.C
7'00 x 5'70 (2.13m x 1.52m)

Low level WC, wash basin with mixer tap, extractor fan.

Reception Room (Through-Lounge)
36'35 x 10'74 (10.97m x 3.05m)

Double Glazed front aspect bay windows, double radiator, carpeted flooring, open style fire place, phone point, TV aerial point, Power points.

Kitchen
18'20 x 7'90 (5.49m x 2.13m)

Side aspect window, double radiator, tiled flooring, tiled walls, roll top base and wall units, granite effect work surfaces, electric oven, gas hob, hood extractor fan, drainer unit, space for fridge freezer, plumbing for washing machine and dish washer, power points.

First Floor Landing

Carpeted flooring, power points, stairs leading to loft room.

Family Bathroom
9'81 x 7'24 (2.74m x 2.13m)

Double Glazed rear aspect opaque window, double radiator, tiled flooring, double shower, mixer tap wash basin, low level W.C, partially tiled walls.

Bedroom One
15'55 x 14'46 (4.57m x 4.27m)

Double Glazed front aspect window, double radiator, stripped wood flooring, fitted wardrobes, power points.

Bedroom Two
11'07 x 8'04 (3.53m x 2.54m)

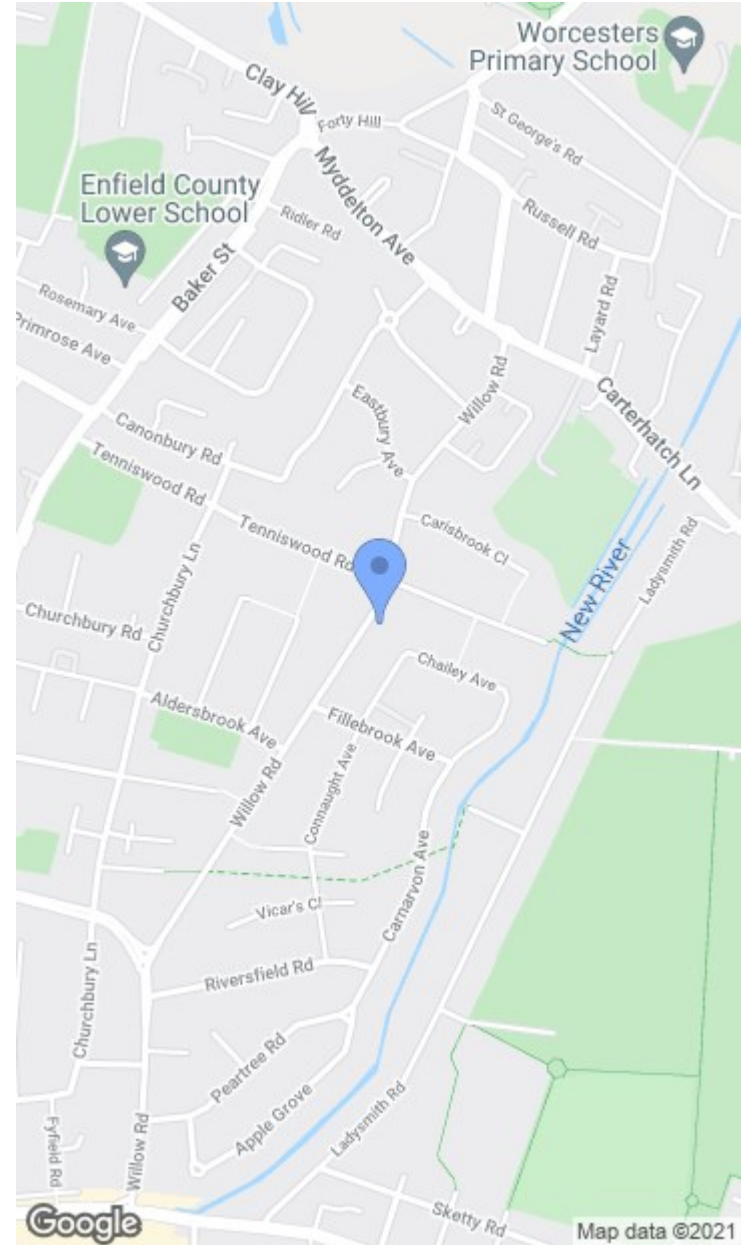
Double Glazed rear aspect window, double radiator, carpeted flooring, fitted wardrobes, power points.

Bedroom Three (Loft Room)
14'00 x 14'02 (4.27m x 4.32m)

Double Glazed rear aspect window, double radiator, carpeted flooring, power points.

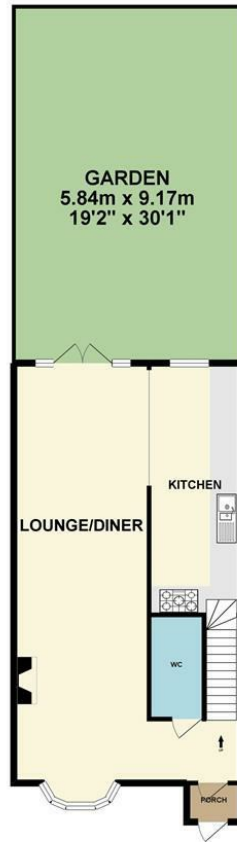
Garden (Approx 35ft)

Approx 35ft rear garden, mostly laid to lawn, side access, concrete paving, wooden shed, outside water tap and security light.





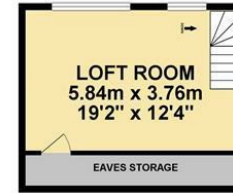
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2019

