

## Holly Walk, Enfield, EN2 6QD



**£750,000**

Kings Group- Enfield Town are delighted to offer this MAGNIFICENT THREE BEDROOM 17TH CENTURY GRADE II LISTED COTTAGE situated in the heart of Enfield Town.

Conveniently located, this ONE OF A KIND AND RARE TO THE MARKET home, offers easy access to local shops and amenities as well as transport links such as Enfield Town station and bus stops being close by too.

Accommodation is arranged over three floors and includes two reception rooms currently being used as a lounge and a dining room to the ground floor, both of which have original open style fireplaces. Also there is a modern fitted kitchen with integrated appliances. First floor accommodation provides two sizeable bedrooms, storage and a four piece bathroom suite. The top floor comprises an impressive 28ft bedroom. Furthermore the property also offers an approximate 40ft garden with ample storage and a brick built shed with power and lighting.

If this WELL PRESENTED, HOMELY COTTAGE could be the potential new home for you-please call us today on 0208 364 4118 to get a viewing arranged!

## Hallway

Tiled flooring, Smoke alarm, Radiator, Door leading to the garden

## Kitchen

**8'97 x 8'46 (2.44m x 2.44m)**

Single glazed window to the side aspect, Tiled flooring, Base and wall units with flat top work surfaces, Integrated cooker with gas hob and electric oven, Chimney style extractor hood, Sink and drainer unit, Integrated fridge/freezer, Plumbing for washing machine. Plumbing for dishwasher, Power points

## Reception Room 1

**9'83 x 13'0 (2.74m x 3.96m)**

Single glazed sash windows with secondary glazing to the front aspect, Double radiator, Open style fireplace, Solid oak flooring, TV aerial point, Power points, Built in storage cupboard

## Reception Room 2

**15'35 x 12'81 (4.57m x 3.66m)**

Single glazed sash windows with secondary glazing to the front aspect, Solid oak flooring, Double radiator, Open style fireplace, Power points, Stairs leading to the first floor landing, Under stairs storage cupboard

## First Floor Landing

Carpeted flooring, Stairs leading to the second floor, Storage cupboard

## Bathroom

Single glazed opaque window with secondary glazing to the side aspect, Heated towel rail x2, Laminate flooring, Panel enclosed bath with mixer tap and shower attachment, Shower cubicle with thermostatically controlled shower, Wash basin with mixer tap and vanity unit underneath, Shaver point, Low level WC, Partly tiled walls

## Bedroom 1

**27'56 x 8'13 (8.23m x 2.44m)**

Double glazed velux window to the rear aspect, Carpeted flooring, Power points, Built in storage, Beamed ceilings

## Bedroom 2

**10'54 x 12'33 (3.05m x 3.66m)**

Single glazed sash windows with secondary glazing to the front aspect, Double radiator, Carpeted flooring, Fitted wardrobes, TV aerial point, Power points

## Bedroom 3

**9'86 x 7'14 (2.74m x 2.13m)**

Single glazed sash windows with secondary glazing to the front aspect, Double radiator, Carpeted flooring, TV aerial point, Power points

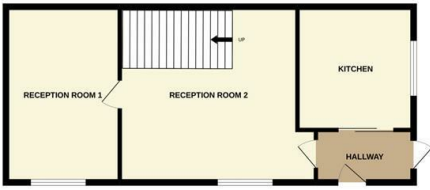
## Garden

**approx 40ft (approx 12.19mft)**

Mainly laid to lawn with plant and shrub borders, Side access, Brick built shed with power and lighting, Two outside storage cupboards



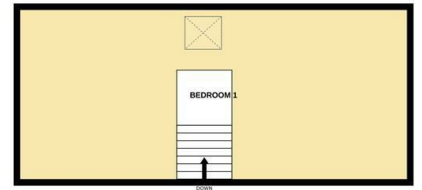
GROUND FLOOR



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