



Copse Close, EN1 4ED
Enfield





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Kings Group – Enfield Town are delighted to present this beautifully appointed two double bedroom end of terrace house, discreetly positioned within a peaceful residential pocket & offered to the market in exceptional turnkey condition.

Upon entering, you are immediately welcomed into a generous & thoughtfully designed open plan kitchen & reception space, creating a superb contemporary setting for both everyday living & entertaining. The modern fitted kitchen provides an attractive & practical focal point, whilst the generous proportions allow ample room for living & dining areas. A convenient downstairs WC completes the ground floor.

The first floor provides two well-proportioned double bedrooms, both benefiting from impressive floor to ceiling double glazed windows which flood the rooms with an abundance of natural light while further enhancing the feeling of space. A stylish three piece family bathroom serves the bedrooms, whilst useful storage provisions add to the property's practicality.

Externally, the property continues to impress. To the rear is a beautifully maintained garden, thoughtfully arranged with both lawn & patio areas. The garden also benefits from rear access, adding a further layer of convenience. The property enjoys excellent kerb appeal, complemented by a particularly well maintained front garden which creates an inviting first impression. Further benefits include an allocated parking space, providing valuable off street parking.

Perfectly positioned for commuters & families alike, the property enjoys excellent road connections, with the A10 & M25 both easily accessible, providing convenient routes across London & beyond. Families will also appreciate the property's position within the

40% Shared ownership
£182,800



- A Beautifully Presented & Generously Proportioned Two Double Bedroom End of Terrace House
- A Spacious & Stylish Open Plan Kitchen & Reception Room
- Allocated Parking
- Large Double Glazed Windows, Maximising Natural Light & Enhancing the Feeling of Space
- Located Within the Catchment Areas of a Number of Highly Regarded Schools, Including Capel Manor Primary School, St Ignatius College & Forty Hill CoE Primary School

- 40% Shared Ownership
- Convenient WC & a Well Appointed Three Piece Bathroom Suite
- A Private Rear Garden with Well-Kept Lawn & Patio Areas, Complemented by Rear Access
- Close to Superb Road Connections, with the A10 & M25 Easily Accessible For Travel Across London & Beyond
- Ideally located Just a Short Drive From the Extensive Shopping & Dining Facilities of Enfield Retail Park & Enfield Town Centre





NO STRESS

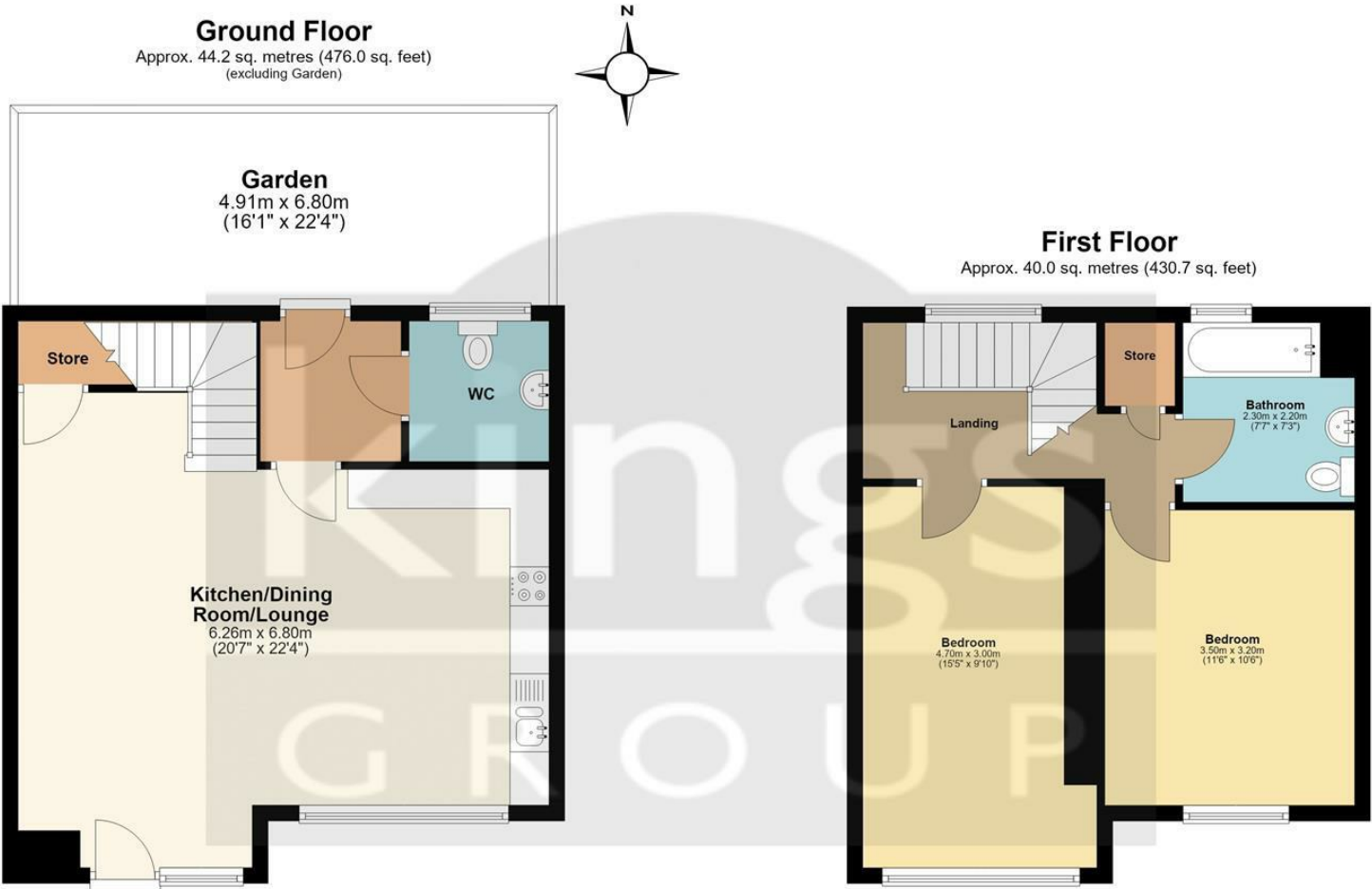
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

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