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Amberley Road, Enfield, EN1 2QZ

£575,000

Kings Group-Enfield Town are pleased to offer this CHAIN FREE THREE BEDROOM SEMI-DETACHED HOUSE situated in Amberley Road, EN1. The property comprises an accommodating living room, kitchen/diner with sliding doors leading to the garden, downstairs wc, three good sized bedrooms, bathroom, driveway and a garage.

Conveniently located this property is located just under half a mile to Bush Hill Park Station which offers fast links into London Liverpool Street with connections to the Victoria Line and Seven Sisters. Furthermore there is easy access to the A10, A406 and M25 which offer good road links to the surrounding areas. Local shops and amenities are also within walking distance.

Hallway
Stairs leading to the first floor landing, Under stairs cupboard, Single glazed opaque window to the front aspect, Double radiator, Carpeted flooring

Living Room
14'27 x 11'82 (4.27m x 3.35m)
Double glazed bay window to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, Gas fireplace, Phone point, TV aerial point, Power points

Kitchen/Diner
17'10 x 16'00 (5.44m x 4.88m)
Double glazed windows to the side and rear aspects, Double glazed doors leading to the garden, TV aerial point, Power points, Gas fireplace, Double radiator, Tiled splash backs, A range of base and wall units with roll top work surfaces, Space for cooker, Extractor fan, Space for fridge/freezer, Plumbing for washing machine

Downstairs WC
Double glazed opaque window to the side aspect, Tiled walls, Tiled flooring, Wash basin with pedestal, Low level WC

Landing
Loft access, Double glazed opaque window to the side aspect, Carpeted flooring

Bathroom
8'00 x 6'05 (2.44m x 1.96m)
Double glazed opaque window to the front aspect, Double radiator, Tiled flooring, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC, Partly tiled walls

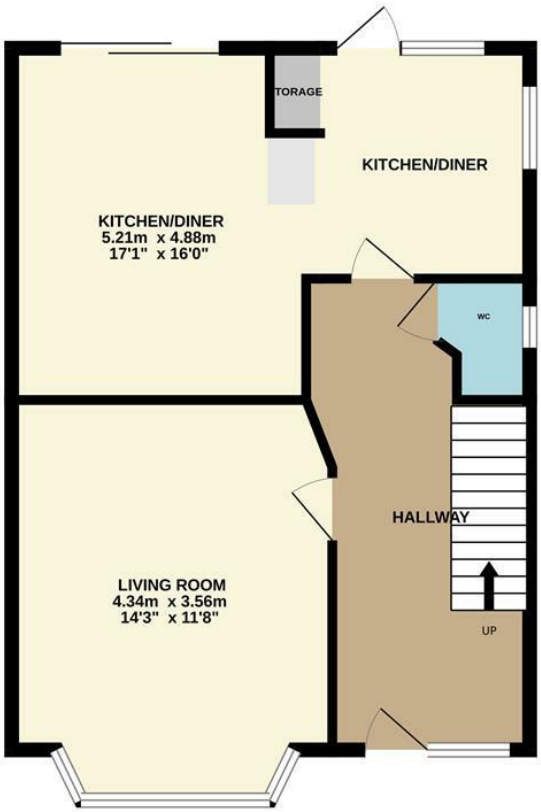
Bedroom 1
14'08 x 11'04 (4.47m x 3.45m)
Double glazed bay window to the front aspect, Double radiator, Carpeted flooring, Built in wardrobes, Power points

Bedroom 2
12'04 x 11'04 (3.76m x 3.45m)
Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Built in wardrobes, Power points

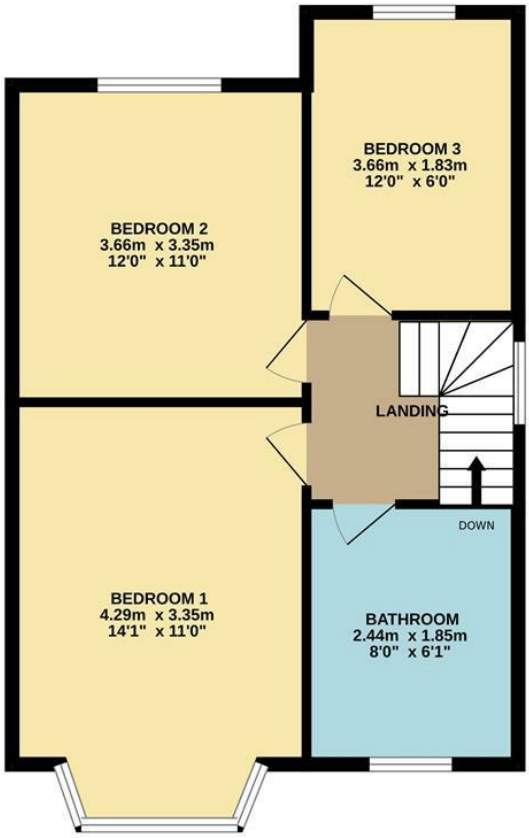
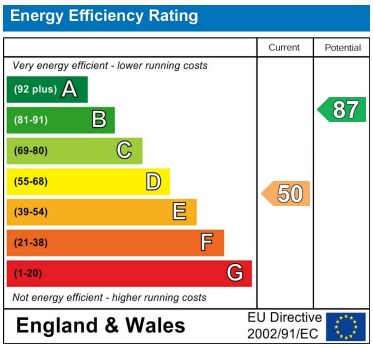
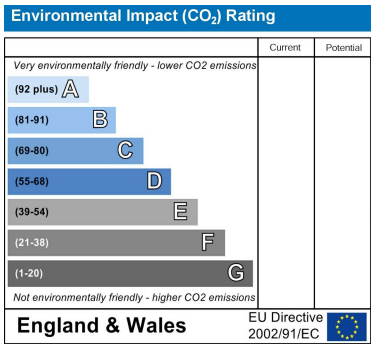
Bedroom 3
12'01 x 6'04 (3.68m x 1.93m)
Double glazed window to the rear aspect, Coved ceiling, Carpeted flooring, Double radiator, Built in cupboard, Power points

Garden
approx 45'0 (approx 13.72m)
Mainly laid to lawn, Fence panels, Side access, Water tap, Security light, Garage with power

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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