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Laburnum Grove, London, N21 3HT

£650,000

Kings Group - Enfield Town are delighted to offer, this THREE BEDROOM TERRACED HOUSE WITH ADDITIONAL LOFT ROOM, on Laburnum Grove, N21. Comprised of three bedrooms, family bathroom, loft room with W.C, reception room, a spacious dining room and fully fitted kitchen. In addition, the property benefits from a well maintained front garden and 39ft rear garden. This ideal family home is within walking distance of Winchmore Hill Station offering direct links into central London. There is ease of access to the A10, with further links to the A406 and M25. The house is located within the catchment area of Highfield Primary School and Winchmore School.
To arrange a viewing please call us today on 0208 364 4118.

Entrance
Front door to:-

Hallway
5'8 x 18'0 (1.73m x 5.49m)
Double glazed window, stairs to first floor landing, storage cupboard, meter cupboard, double radiator, coved ceiling, smoke alarm, power points, laminate flooring.

Reception Room
12'7 x 11'7 (3.84m x 3.53m)
Double glazed bay window to front aspect, double radiator, cover ceiling, spotlights, phone point, TV point, power points, laminate flooring.

Dining Room
18'5 x 11'9 (5.61m x 3.58m)
Double glazed window to rear aspect, radiator coved ceiling, spotlights, wooden mantle, power points, laminate flooring, double glazed french door leading to lean to.

Kitchen
18'5 x 10'8 (5.61m x 3.25m)
Single radiator, range of base and wall units with granite effect roll top work surfaces, integrated cooker, electric oven, gas hob, integrated chimney style hood extractor, double sink and drainer unit, space for fridge freezer, plumbed for washing machine, power points, lino flooring, double glazed door leading to lean to

Lean To
7'5 x 7'0 (2.26m x 2.13m)
Single glazed window to side aspect, power points, carpeted flooring.

First Floor Landing
5'3 x 6'8 (1.60m x 2.03m)
Stairs to second floor and doors to:-

Bathroom
7'5 x 7'4 (2.26m x 2.24m)
Double glazed opaque window to rear, two stained glass windows to front aspect, single radiator, panel enclosed bath with shower attached, separate shower cubicle pedestal wash hand basin with mixer tap, low level W.C, part tiled walls, coved ceiling, laminate flooring.

Bedroom One
11'9 x 16'3 (3.58m x 4.95m)
Double glazed bay window to front, coved ceiling, double radiator, built-in wardrobes, built-in storage cupboard, power points, laminate flooring.

Bedroom Two
11'2 x 11'9 (3.40m x 3.58m)
Double glazed bay window, coved ceiling, double radiator, power points, laminate flooring.

Bedroom Three
6'6 x 11'0 (1.98m x 3.35m)
Double glazed window to front, coved ceiling, double radiator, built-in wardrobes, power points, laminate flooring.

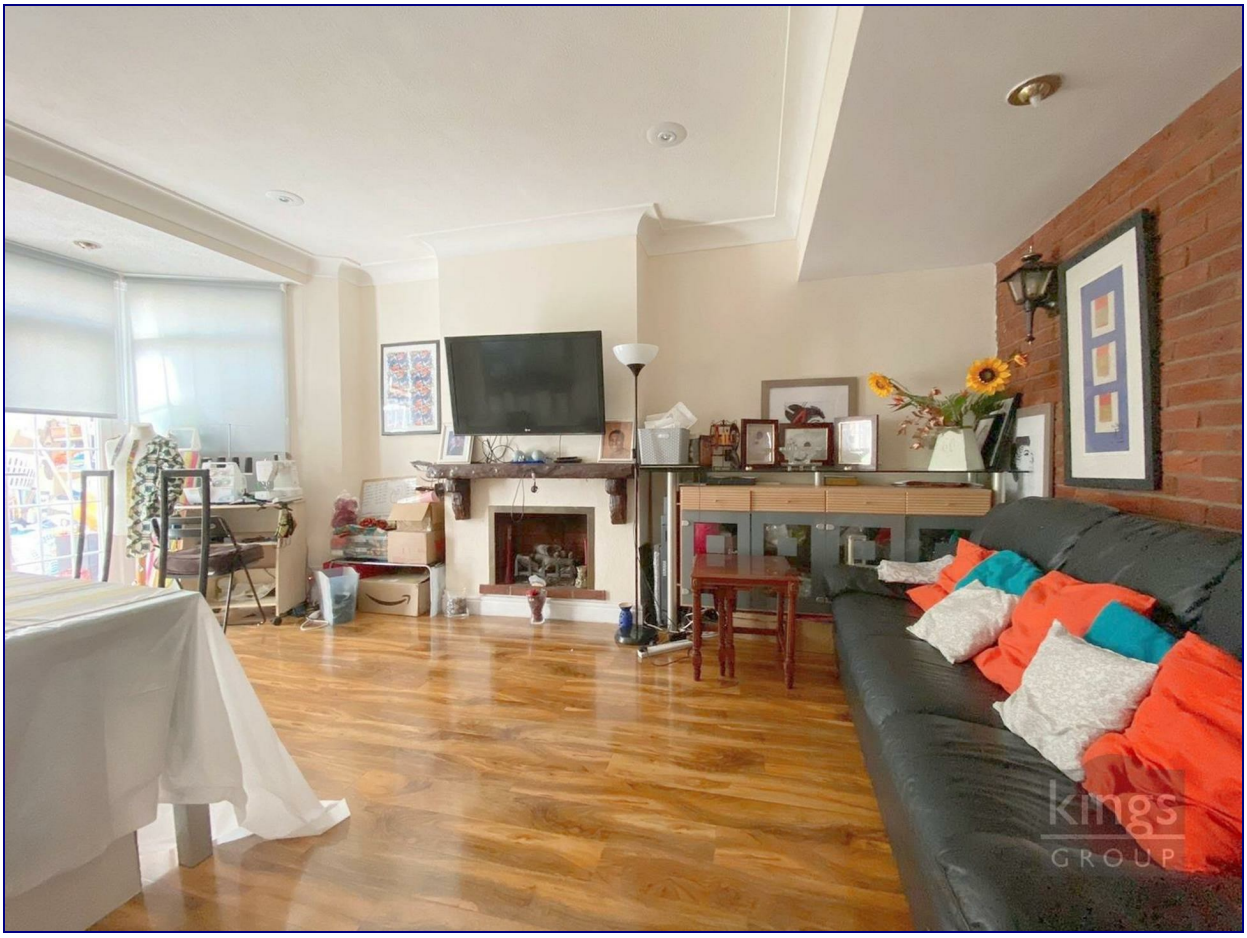
Second Floor Landing
5'25 x 5'77 (1.52m x 1.52m)
Doors to:-

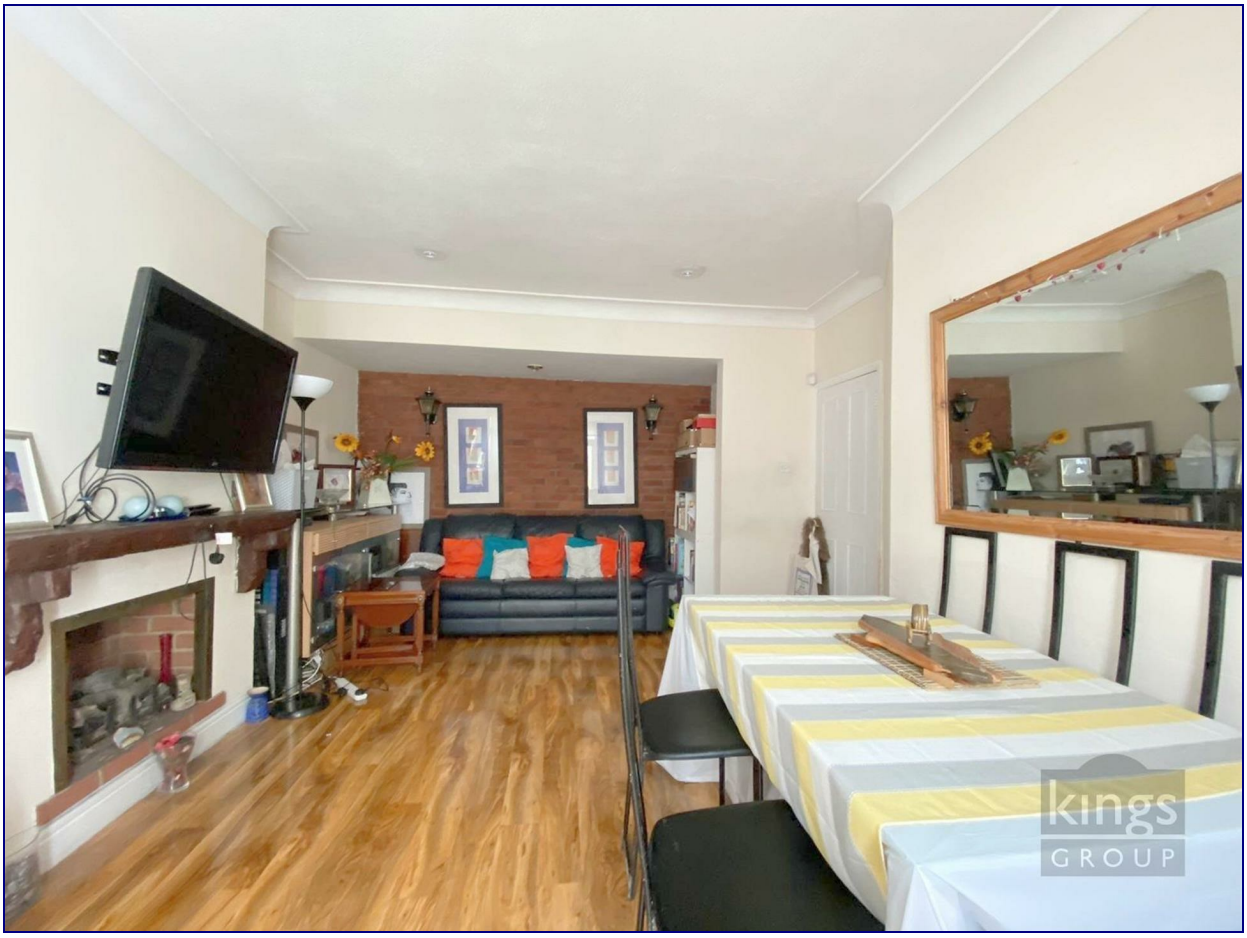
Loft Room
12'3 x 11'8 (3.73m x 3.56m)
Double glazed velux windows to front and rear aspect, double radiator, power points, laminate flooring.

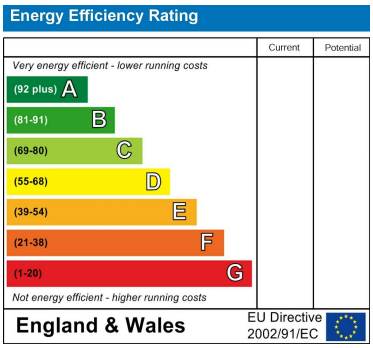
Loft Shower Room
4'03 x 4'5 (1.30m x 1.35m)
Double glazed window to front, shower cubicle, wash hand basin with vanity unit, low level W.C, tiled flooring.

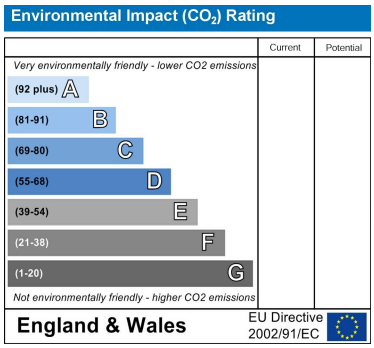
Garden
39'3 x 19'3 (11.96m x 5.87m)
Rear access, raised patio, concrete paving, outside tap, outside security light.

Garage
With power.






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


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC