

Baynes Close, Enfield, EN1 4BN



£385,000

Kings Group - Enfield Town are delighted to offer this CHAIN FREE & EXTENDED THREE BEDROOM MID TERRACED HOUSE

This property is located within easy reach of local shops and amenities including the David Lloyd Leisure Centre and Enfield's Retail Parks. The A10 / M25 are easily accessible offering good road links to the surrounding areas.

This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Russet House School and Carterhatch Primary School.

The accommodation comprises lounge, dining room, kitchen, three bedrooms, bathroom and a garage.

Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Entrance

Lounge

14'01 x 22'02 (4.29m x 6.76m)

Double glazed window to the front aspect, coved ceiling, two economy 7 heating, carpeted flooring, phone point, TV point, power points, storage cupboard.

Dining Room

7'99 x 8'85 (2.13m x 2.44m)

Double glazed window to the side aspect, economy 7 heater, phone point, TV point, power points, French doors leading to garden.

Kitchen

8'05 x 9'28 (2.57m x 2.74m)

Double glazed window to the rear aspect, lino flooring, tiled walls, range of wall and base units with roll tops, integrated cooker, space for fridge freezer, plumbed for washing machine, double glazed door leading to garden, power points.

First Floor Landing

Carpeted flooring, smoke alarm, airing cupboard.

Bathroom

3'49 x 6'94 (0.91m x 1.83m)

Double glazed opaque window to the rear aspect, tiled flooring, panel enclosed bath with shower attachments, pedestal wash basin, low level W.C, textured ceiling, tiled walls.

Bedroom One

12'10 x 10'78 (3.91m x 3.05m)

Double glazed window to the rear aspect, economy 7 heating, carpeted flooring, power points.

Bedroom Two

9'73 x 9'32 (2.74m x 2.74m)

Double glazed window to the front aspect, economy 7 heating, carpeted flooring, power points, loft access.

Bedroom Three

7'43 x 6'77 (2.13m x 1.83m)

Double glazed window to the front aspect, economy 7 heater, carpeted flooring, built in storage, power points.

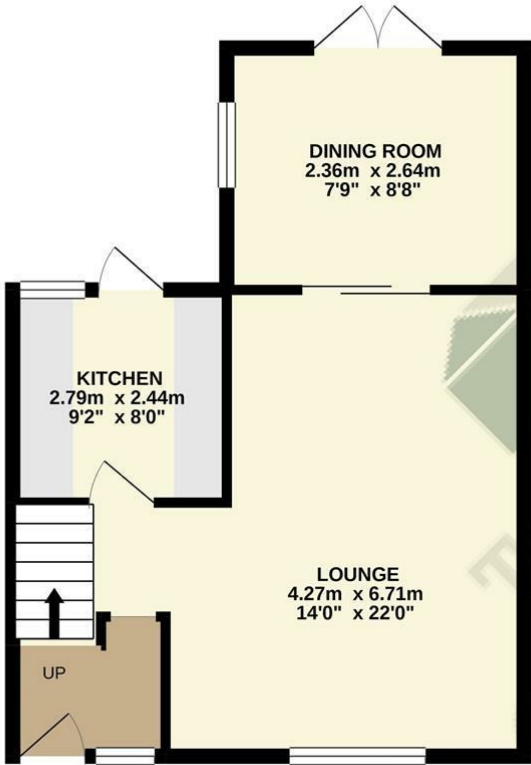
Garden

32'00 (9.75m)

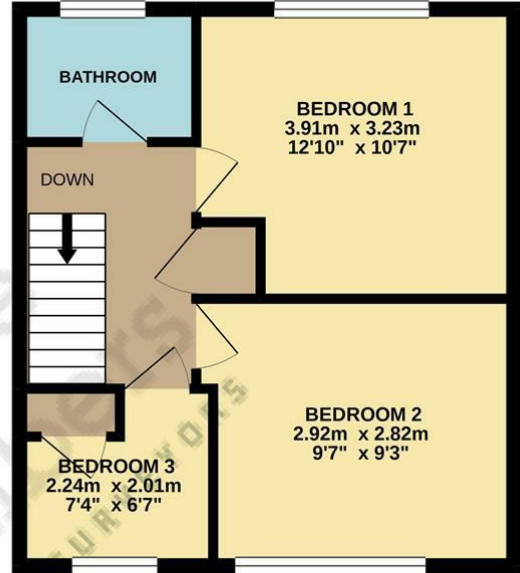
Mainly laid to lawn, rear access, south facing.



GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.



1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 81.0 sq.m. (872 sq.ft.) approx.

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) 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 CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

