

Cowland Avenue, Enfield, EN3 7DX



£1,600

*****SUPERB THREE BEDROOM HOUSE***** Kings Group are delighted to offer this Three Bedroom Semi Detached House for sale. Situated in a highly sought after turning this house benefits from Two Reception Rooms, Lean-To, Garage, Approx 60ft Rear Garden, First Floor Bathroom/wc . Situated just off the Hertford Road this is close proximity to all amenities including Southbury,Ponders End and Brimsdown Station offering great links into the City, making an ideal Family Home. EPC Rating D

**FRONT DOOR TO
ENTRANCE HALLWAY**

With doors to:

**RECEPTION ONE
12'4 x 10'6 (3.76m x 3.20m)**

With double glazed window to front, double radiator, TV point.

**RECEPTION TWO
12'4 x 10'6 (3.76m x 3.20m)**

With double glazed window to rear gardens, radiator

**CONSERVATORY/LEAN-TO
16'4 x6'1 (4.98m x1.85m)**

Double glazed to rear gardens, power plumbing for washing machine, lino floor

**KITCHEN
7'10 x 6'1 (2.39m x 1.85m)**

With double glazed window to rear gardens, range of wall and base units work tops over,, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, hob, double radiator, coved ceiling,. laminated wood style floor

**STAIRCASE TO FIRST FLOOR
LANDING**

With doors to:

**BEDROOM ONE
13'10 x 10'3 (4.22m x 3.12m)**

WAITH

**BEDROOM TWO
11'0 x 10'2 (3.35m x 3.10m)**

With double glazed window to rear gardens, double radiator, carpet.

**BEDROOM THREE
7'7 x 6;3 (2.31m x 1.83m;0.91m)**

With double glazed window to front, double radiator, carpet.

BATHROOM/WC

With double glazed frosted window to rear, low level wc, wash hand basin, panel enclosed bath with shower, double radiator, coved ceiling, tiled floor

**EXTERIOR: 70;0(APPROX) REAR
GARDENS**

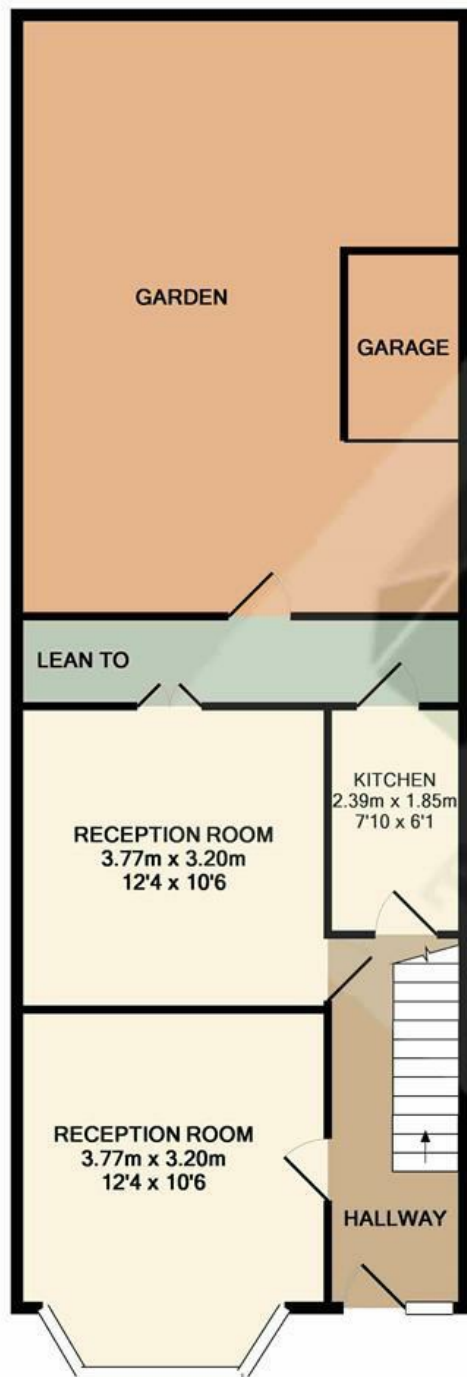
With side access,

GARAGE VIA SHARED DRIVE

FRONT GARDENS

EPC RATING D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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