



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

Glyn Road, Enfield, EN3 4JU
Offers In The Region Of £110,000

KINGS GROUP are delighted to offer this well presented one double bedroom, ground floor warden-assisted retirement flat, situated within a popular and well-maintained development.

The property offers a spacious living room providing ample space for both lounge and dining areas, a fitted kitchen, a generous double bedroom, and a well-appointed bathroom. Being positioned on the ground floor, the flat benefits from convenient access, making it ideal for comfortable and accessible retirement living.

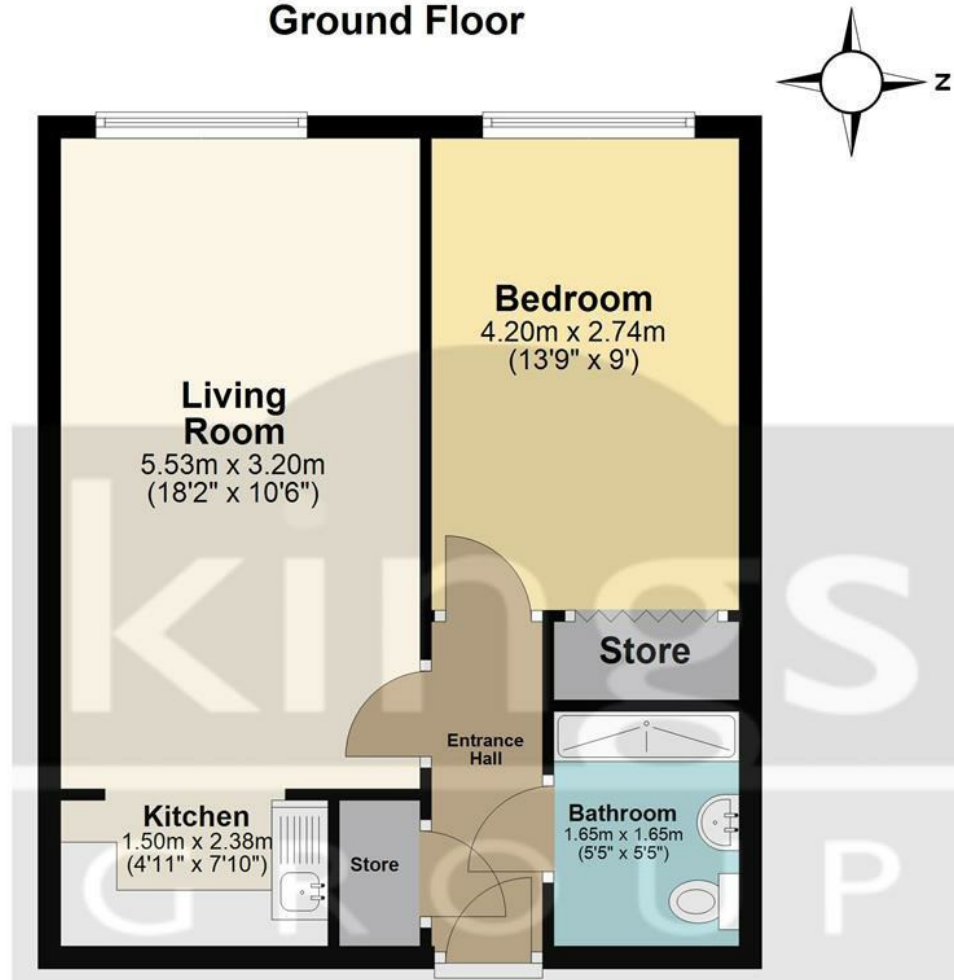
The development itself benefits from lift access to upper floors, a security entry phone system, communal gardens and grounds, residents' parking, and on-site warden assistance, offering residents additional peace of mind and a secure living environment.

Ideally located just off Hertford Road, the property is within half a mile of local shops and amenities, including supermarkets, cafés, pharmacies and everyday conveniences. Excellent transport links are also close by, with regular bus routes and Southbury Train Station within approximately half a mile, offering direct links into London Liverpool Street — ideal for visiting family and friends or enjoying days out in the City.

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	

Ground Floor



Total area: approx. 38.4 sq. metres (413.3 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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Holmleigh Court

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