



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Grove Gardens, Enfield, EN3 5PG
Offers In The Region Of £499,995

- Four/Five Bedroom Semi Detached House
- A Stunning & Well Presented Property
- Extended To The Side & 6 Meters To The Rear
- High Specification
- Double Glazed & Gas Central Heated

AUDIO VIDEO TOUR KINGS GROUP are delighted to offer this IMMACULATE AND STUNNING Home to the Market. This Four/Five Bedroom Semi Detached House is a RARE ADDITION to the Market and would make an Ideal Family Home. Situated within close proximity to all local SHOPS & AMENITIES, Including Brimsdown Station, which has great access into both TOTTENHAM HALE & LONDON LIVERPOOL STREET. This Well Designed Property also benefits from Off Street Parking, Ground Floor Shower Room, 6 Meter Rear Extension, Fitted/Integrated Kitchen, First Floor Bathroom, Double Glazed/Gas Central Heating, Rear Gardens With Work Shop/Side Access and a Spacious Lounge/Dining Area. Internal Viewings are Highly Recommended.

Entrance Hall

Double radiator, power point, laminated wood style flooring

Ground Floor Bathroom

Part tiled walls, cubicle shower, vanity unit, low level WC, extractor fan, towel rail radiator, tiled flooring

Reception Room

20'3 x 8'5 (6.17m x 2.57m)

Double glazed window to rear aspect, coved ceiling, double radiator, television point, telephone point, power point, laminated wood style flooring

Dining Room

11'3 x 8'6 (3.43m x 2.59m)

Coved ceiling, double radiator, power point, laminated wood style flooring

Kitchen

15'10 x 9'9 (4.83m x 2.97m)

Coved ceiling, range of wall and base unit with roll top work surface, stainless steel sink unit, double drainer

sink unit, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, electric oven, electric hob, integrated extractor fan, power point, laminated wood style flooring

Bedroom One

13'0 x 12'6 (3.96m x 3.81m)

Double glazed window to front aspect, coved ceiling, double radiator, television point, telephone point, power point, laminated wood style flooring

Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)

Double glazed window to front aspect, coved ceiling, telephone point, power point, laminated wood style flooring

Bedroom Three

9'9 x 8'6 (2.97m x 2.59m)

Double glazed window to rear aspect, coved ceiling, double radiators, television point, telephone point, power point, laminated wood style flooring

Bedroom Four

Double glazed to front aspect, fitted wardrobes, double radiator, power point, laminated wood style flooring

Bathroom

6'7 x 6'0 (2.01m x 1.83m)

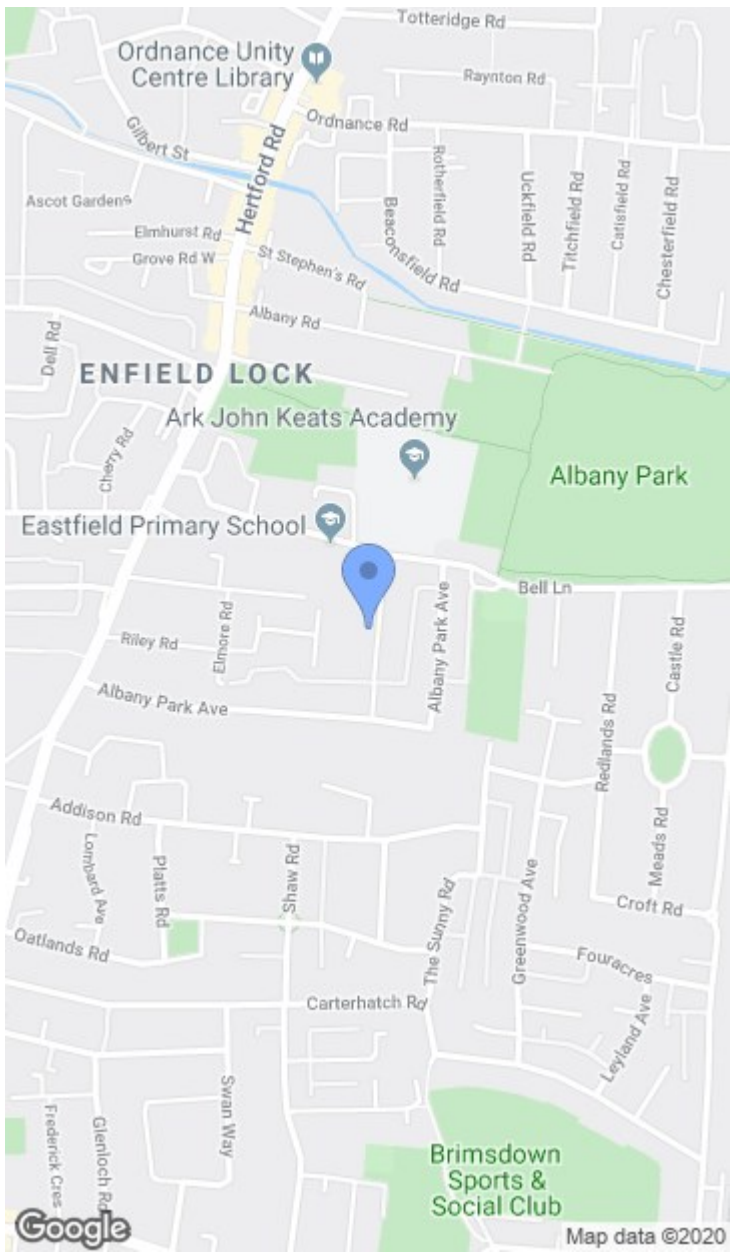
Double glazed opaque window to rear aspect, tiled walls, panel enclosed bath, shower attached within bath, low level WC, extractor fan, double radiator, tiled flooring

Loft Room

11'2 x 9'6 (3.40m x 2.90m)

Double glazed window to rear aspect, single radiator, power point, laminated wood style flooring

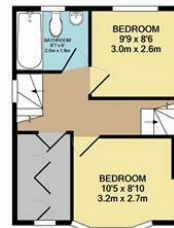
- Off Street Parking
- Close Proximity To All Local Shops & Amenities
- Ground Floor Cloakroom & First Floor Bathroom
- Loft Room
- Integrated Fitted Kitchen/Dining Area







GROUND FLOOR
APPROX. FLOOR
AREA 1079 SQ.FT.
(100.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(29.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 106 SQ.FT.
(9.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1504 SQ.FT. (139.7 SQ.M.)

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 for 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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