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

Winnington Road, Enfield, EN3 5RJ  
Offers In The Region Of £390,000



- Three Bedroom Terraced House
- Great Access Into Local Shops, Amenities & London Liverpool Street
- Spacious Through Lounge/Dining Room
- An Ideal First Time Buy or Buy To Let Opportunity
- Rental Income Of £19,200PA

- Situated Within The Turkey Street Location
- Great Access Into The City
- Double Glazed & Gas Central Heating
- Offered On A Chain Free Basis

**\*\*Online Viewing Via Video Tour Tab\*\*** **KINGS GROUP** Are delighted to offer this **THREE BEDROOM** Terraced House to the Market. Situated in a highly desirable turning within the Turkey Street Location this **CHAIN FREE** Property would make an Ideal **FIRST TIME BUY** or a **Buy To Let Opportunity**. Situated within great proximity to all local shops & amenities including Turkey Street Train Station which offers great access into **LONDON LIVERPOOL STREET**. Also benefiting from Off Street Parking, Larger than average Rear Gardens, Spacious Through Lounge/Dining Room, Fitted Kitchen, First Floor Bathroom & is offered with no onward chain.

#### **ENTRANCE HALL**

Radiator, stairs to first floor, understairs storage, fitted carpet

#### **LOUNGE**

**12'3 x 11'4 (3.73m x 3.45m )**

Double Glazed windows to front, radiator, coved ceiling, fitted carpet

#### **DINING ROOM**

**10'2 x 10'2 (3.10m x 3.10m )**

Coved ceiling, fitted carpet

#### **STUDY ROOM**

**9'0 x 8'0 (2.74m x 2.44m )**

Double Glazed windows to rear, radiator, fitted carpet

#### **KITCHEN**

Range of wall and base units with worksurfaces, stainless steel sink and drainer unit, space for electric cooker, extractor fan, space for fridge/freezer, plumbing for washing machine, space

for tumble dryer, splash back tiles, coved ceiling, Double Glazed windows to rear, Double Glazed doors to rear garden

#### **LANDING**

Loft access, fitted carpet

#### **BEDROOM 1**

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

Double Glazed windows to front, radiator, fitted wardrobes, coved ceiling, fitted carpet

#### **BEDROOM 2**

**9'9 x 9'5 (2.97m x 2.87m)**

Double Glazed window to rear, radiator, two fitted cupboards, coved ceiling, fitted carpet

#### **BEDROOM 3**

**6'6 x 6'0 (1.98m x 1.83m )**

Double Glazed windows to front, radiator, fitted wardrobes, coved ceiling, fitted carpet

#### **BATHROOM**

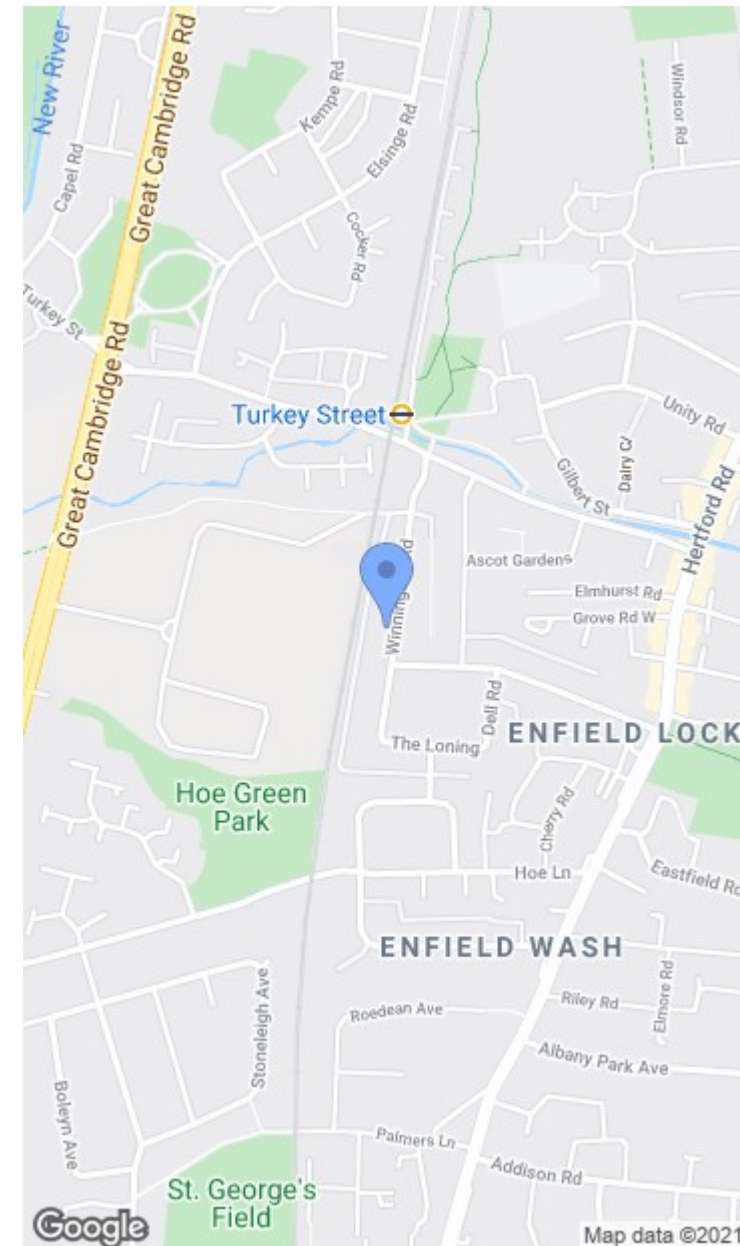
Double Glazed frosted windows to rear, low level WC, wooden panel enclosed bath with shower attachment, wash hand basin, tiled walls, heated towel rail

#### **FRONT GARDEN**

Off street parking

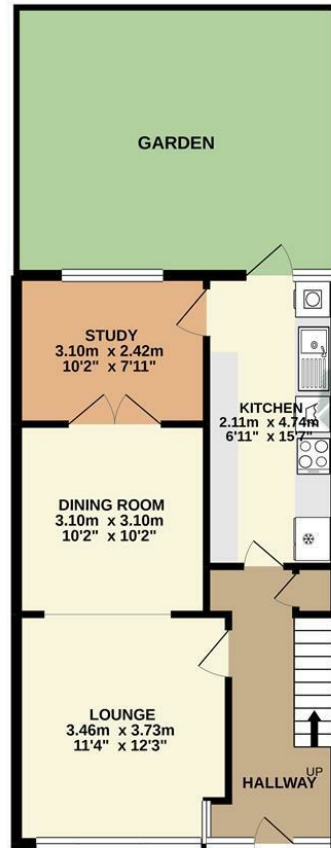
#### **REAR GARDEN approx. 70ft**

Rear access, patio, lawn, water tap









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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