



www.kings-group.net

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

Orchardleigh Avenue, Enfield, EN3 5BE
Offers In The Region Of £415,000

- Three Bedroom End Of Terraced House
- Great Access To All Local Shops & Amenities
- Off Street Parking & Side Access
- Modern Kitchen/Diner
- 66'0 (approx) Rear Gardens

- 1930's Style Home
- Cul-de-Sac Location
- Great Access Into The City
- First Floor Bathroom/wc
- Double Glazed & Gas Central Heating

****Online Viewing Via Video Tour Tab**** **KINGS GROUP** are delighted to offer to the market this rare addition **THREE BEDROOM END OF TERRACED HOUSE**. Situated within the heart of **ENFIELD HIGHWAY** and is a stone throw away from all local amenities, schools, shops and train stations. In our opinion this well presented property would make an ideal family home or an investment opportunity. Benefiting from a Spacious Lounge, Modern Fitted Kitchen, First Floor Bathroom, Front and Rear Gardens and a Rear Workshop with Side Access. Situated Within Great Proximity To Brimsdown Train Station which has great links into both Tottenham Hale & London Liverpool Street.

FRONT DOOR TO:

ENTRANCE HALLWAY

With staircase to first floor landing, doors to:

LOUNGE

12'8 x 11'2 (3.86m x 3.40m)

With double glazed window to front, radiator, gas fire with back boiler, wood floor

KITCHEN/DINER

17'2 x 11'11 (5.23m x 3.63m)

With double glazed window to and door to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer. range oven, extractor, spotlights, wood floor

STAIRCASE TO FIRST FLOOR LANDING

With double glazed window to side, access to loft, carpet, doors to:

BEDROOM ONE

12'11 x 10'5 (3.94m x 3.18m)

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

BEDROOM TWO

11'4 x 10'6 (3.45m x 3.20m)

With double glazed window to rear gardens, radiator, laminated wood style floor

BEDROOM THREE

7'11 xx 6'5 (2.41m xx 1.96m)

With double glazed window to front, radiator, laminated wood style floor

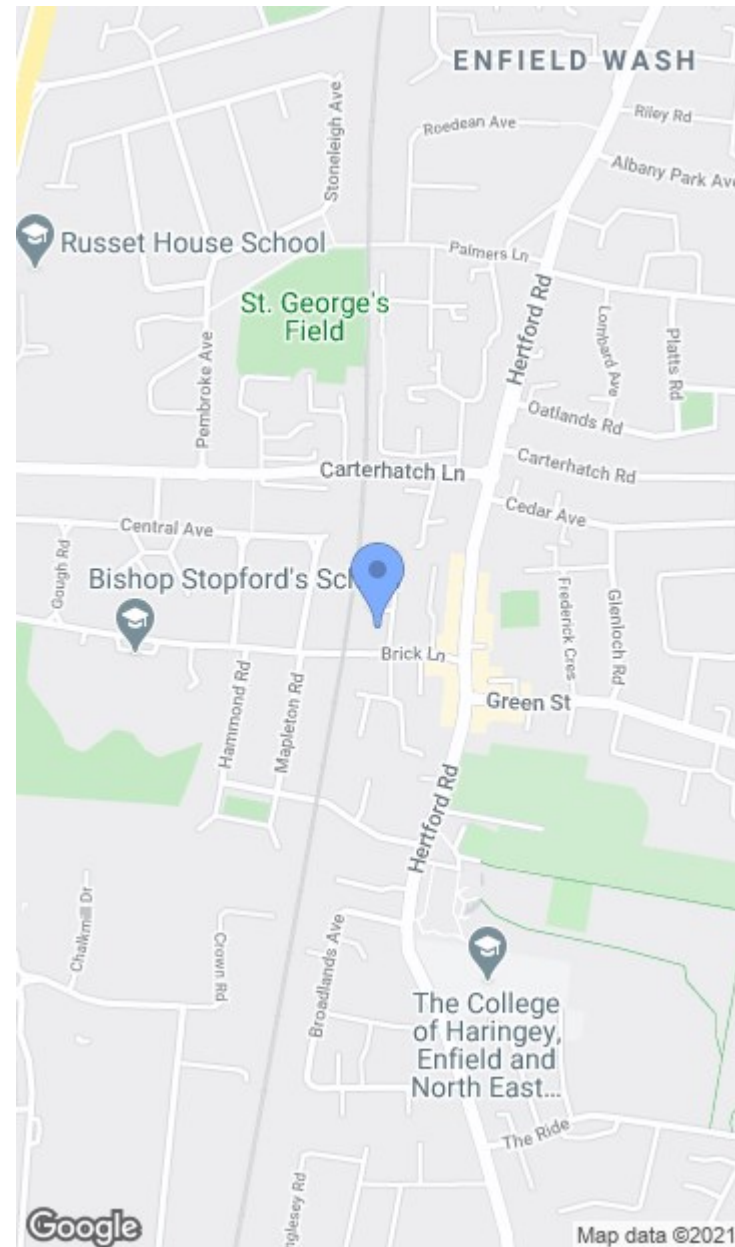
BATHROOM/WC

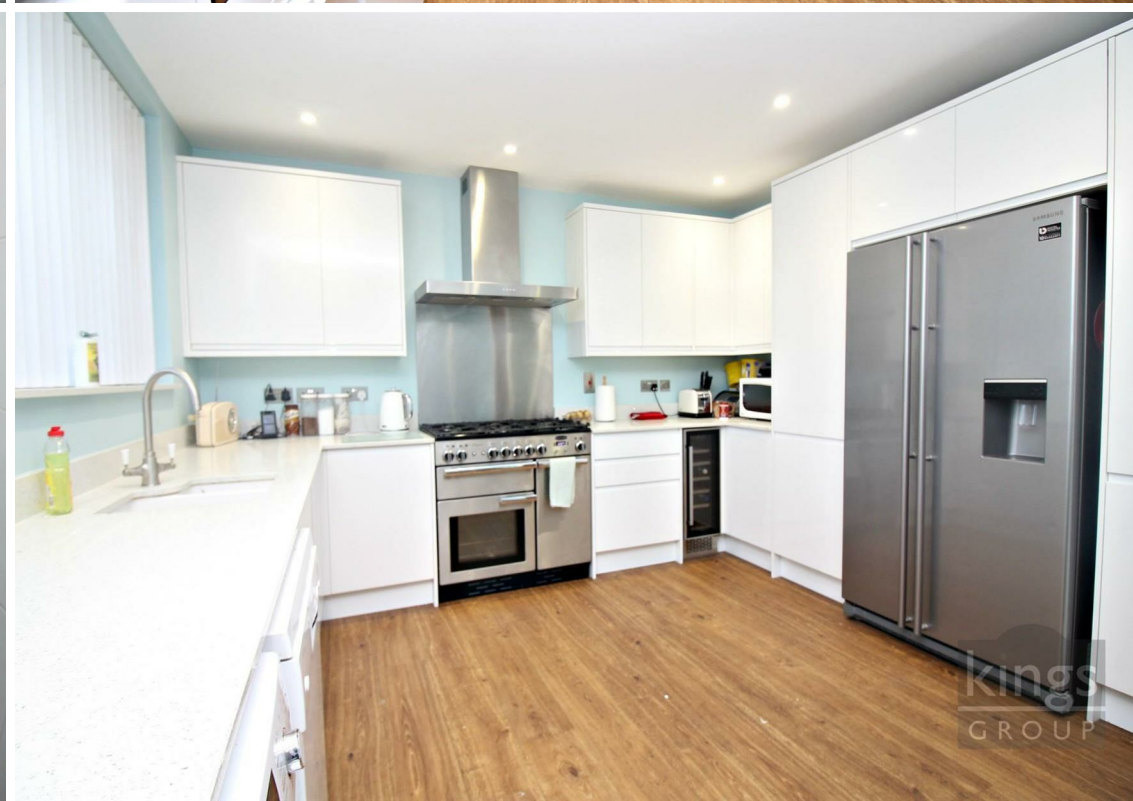
With double glazed frosted window rear, low level wc, wash hand basin into vanity unit, panel enclosed bath with shower,, heated towel rail, tiled walls

EXTERIOR: RE 66'0(APPROX) GARDENS

With lawn, brick built storage./shed/workshop: 20'3 x 10'4. side access

FRONT GARDENS







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 herein, 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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