



www.kings-group.net

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**Holly Road, Enfield, EN3 6QB
Offers In The Region Of £415,000**

- THREE BEDROOM TERRACED HOUSE
- GROUND FLOOR SHOWER ROOM
- THROUGH LOUNGE/DINING ROOM
- DISABLED ACCESS
- GREAT LINKS INTO THE CITY

KINGS GROUP are delighted to offer to the market this stunning THREE BEDROOM TERRACE HOUSE, having recently been built this is done to an extremely high standard and benefits from a top of the range fitted kitchen, through lounge with bi folding doors, ground floor shower room, first floor bathroom, Approx 50ft rear garden. In our opinion this is extremely well presented and is within great proximity to all local amenities including schools, shops and Turkey Street Station which offers great access into London Liverpool Street & The City.

FRONT DOOR TO

ENTRANCE HALLWAY

With doors to:

LOUNGE

16'9 x 12'11 (5.11m x 3.94m)

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

KITCHEN

12'4 x 9'5 (3.76m x 2.87m)

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

GROUND FLOOR SHOWER/WC

With low level wc, pedestal wash hand basin, shower cubicle, heated towel rail, coved ceiling tiled walls, lino floor

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

- FULLY FITTED KITCHEN
- FIRST FLOOR BATHROOM
- LOFT ROOM
- CLOSE TO LOCAL AMENITIES

BEDROOM ONE

12'11 x 12'4 (3.94m x 3.76m)

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

BEDROOM TWO

18'2 x 8'11 (5.54m x 2.72m)

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

BEDROOM THREE

13'2 x 8'4 (4.01m x 2.54m)

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

BATHROOM/WC

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

EXTERIOR: 50'0(APPROX) REAR GARDENS

With lawn, timber shed, power, water connection, lighting.

FRONT GARDENS

EPC RATING B







GROUND FLOOR

TOTAL APPROX. FLOOR AREA 100.0 SQ. M. (1076 SQ. FT.)

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 misstatement. 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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1ST FLOOR



2ND FLOOR

