



Colgate Place, EN3 6WR
Enfield

kings
GROUP



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Kings Group offer in the desirable area of Colgate Place, Enfield, this charming townhouse presents an excellent opportunity for families and professionals alike. This well-maintained property boasts three to three/four spacious bedrooms, making it versatile for various living arrangements. The house is arranged over three stories, providing ample space and privacy for all residents.

The property features two modern bathrooms, ensuring convenience for busy households. The interior has been thoughtfully renovated, offering a fresh and inviting atmosphere that is ready for you to move in and make your own.

One of the standout features of this home is the private rear garden, perfect for enjoying the outdoors, hosting gatherings, or simply unwinding after a long day. The surrounding estate enhances the living experience with its picturesque canals, parks, and a well-equipped gym, promoting an active and community-oriented lifestyle. Additionally, a community centre and local shops are conveniently located nearby, catering to your everyday needs.

Freehold
Estate fee PA £300
Council band E
EPC band D
Standard construction
Low flood risk

Offers In The Region Of £490,000



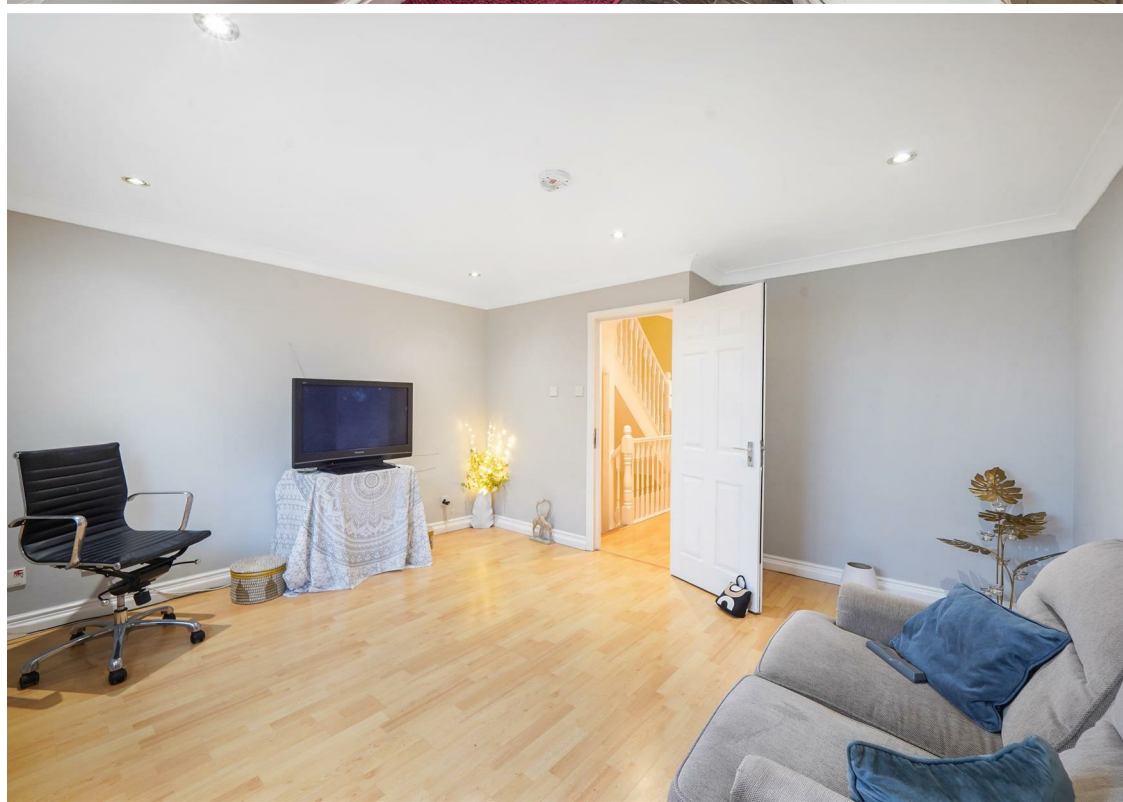
- Nfopp accredited agents and ceMAP mortgage advisors
- Master bedroom with a luxurious en-suite bathroom
- Well-equipped kitchen with modern appliances and ample storage
- Close to local amenities, shops, cafes, restaurants, and parks
- Designated parking space for added convenience

- Spacious 3-bedroom terraced house with a bright and airy living room
- Locked garage for secure storage or parking
- Excellent transport links with nearby stations (Enfield Lock & Brimsdown)
- Spacious dining area, perfect for family meals and entertaining
- Private garden, ideal for outdoor dining, relaxation, and gardening







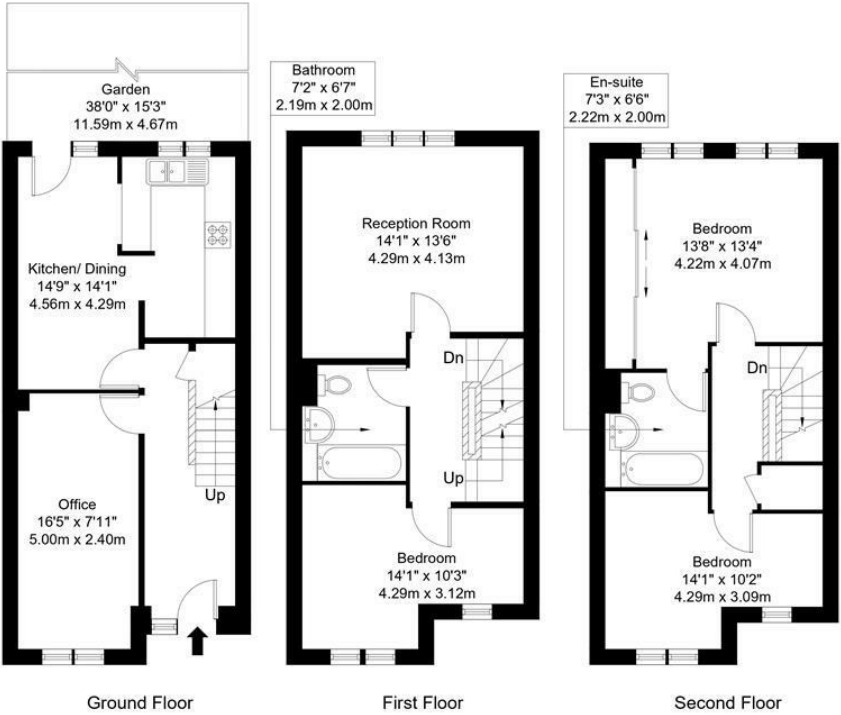
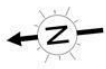


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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Approx Gross Internal Area = 117.14 sq m / 1260 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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