



www.kings-group.net

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

**Park Road, Enfield, EN3 6LP
Offers In The Region Of £279,995**

- Two Double Bedroom Ground Floor Maisonette
- Potential Rental Income of £16,200PA
- Double Glazed & Gas Central Heating
- Own Rear Gardens

- A Well Presented & Maintained Family Home
- An Ideal First Time Buy or Buy To Let Opportunity
- Off Street Parking
- Ideal Access Into Tottenham Hale & London Liverpool Street

****AUDIO VIDEO TOUR**** KINGS GROUP Are delighted to offer this TWO DOUBLE, Bedroom Ground Floor Maisonette to the Market. In our opinion this IMMACULATE Property would make an Ideal FIRST TIME BUY or Buy to Let Opportunity. Benefiting from a LONG LEASE, Front & Rear Gardens/ OFF STREET PARKING, Modern Fitted Kitchen & Two Piece Bathroom Suite. Situated within close proximity to all local shops and amenities including Enfield Lock Station which has great access into both Tottenham Hale & London Liverpool Street.

FRONT DOOR TO:

ENTRANCE HALLWAY

With doors to:

LOUNGE

15'6 x 15;3 (4.72m x 4.57m;0.91m)

With double glazed window to rear gardens, coved ceiling, single radiator, fireplace,,laminated wood style floor

KITCHEN

11'3 x 6'1 (3.43m x 1.85m)

With double glazed window to rear gardens,, range of wall and base units work tops over, sink unit, plumbing for washing machine, space for fridge/freezer electric oven, gas hob, tiled floor.

BEDROOM ONE

11'0 x 9'10 (3.35m x 3.00m)

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

BEDROOM TWO

11'10 x 8'5 (3.61m x 2.57m)

With double glazed window to side, single radiator, laminated wood style floor

BATHROOM/'WC

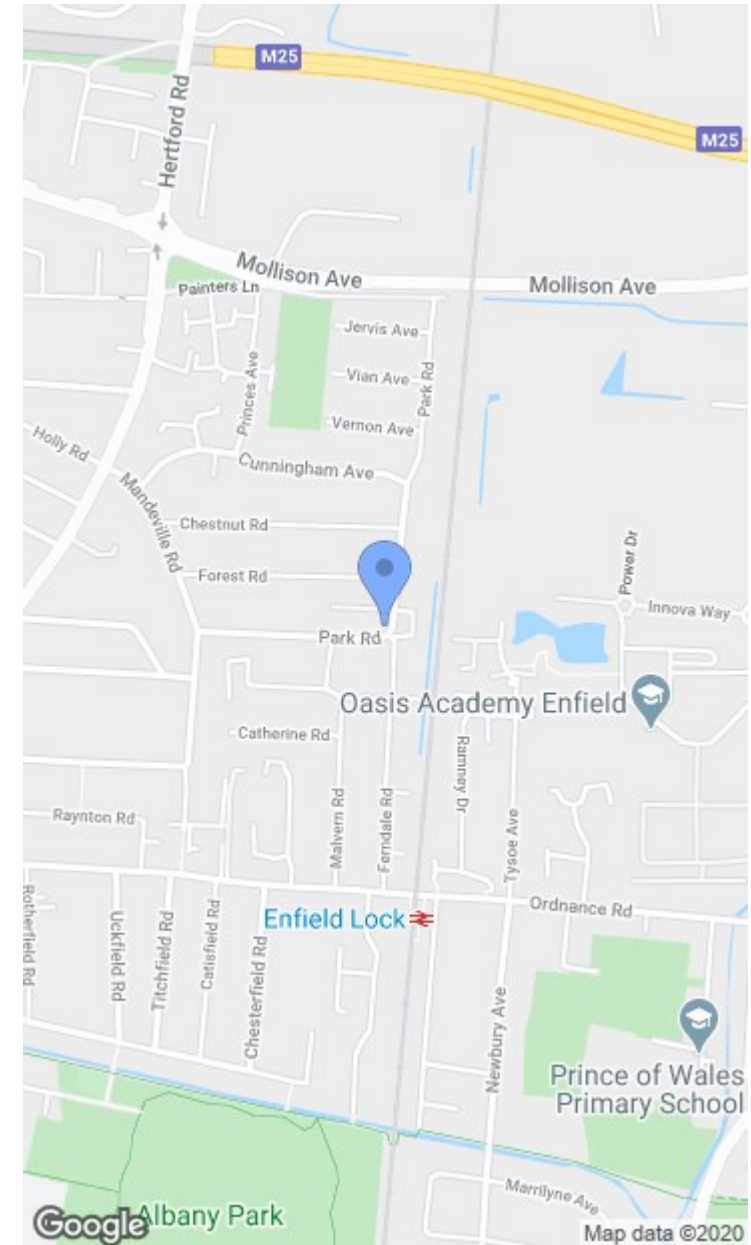
9'4 x 5'1 (2.84m x 1.55m)

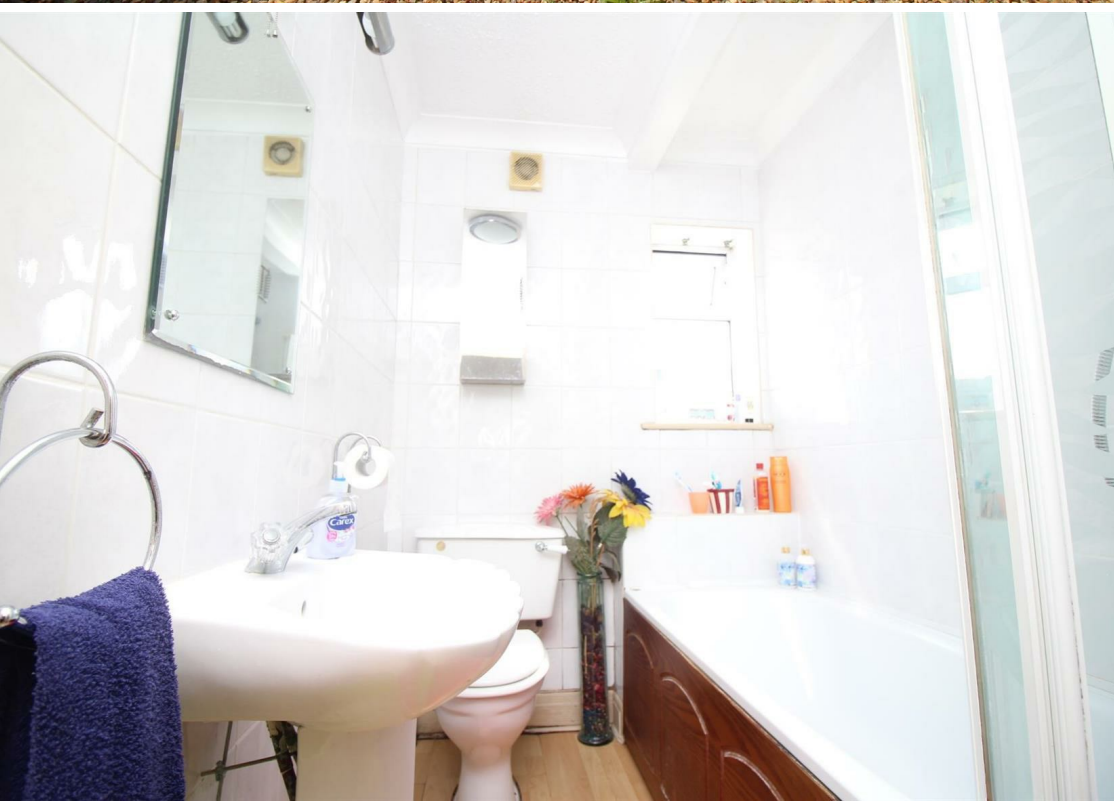
With double glazed frosted window to side, low level wc, pedestal wash hand basin,panel enclosed bath with shower ,laminated wood style floor

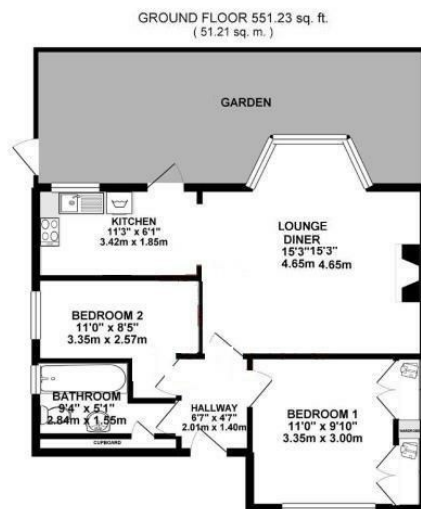
EXTERIOR: 15'0(APPROX) REAR GARDENS

With lawn side access, water connection, lighting

EPC RATING C







TOTAL FLOOR AREA: 551.23 sq. ft. (51.21 sq. m.) APPROX.

©2014 David Marshall Ltd. All rights reserved. This plan is for information only and should not be used as a basis for any legal proceedings. The accuracy of the plan is not guaranteed. The plan is for information only and should not be used as a basis for any legal proceedings. The accuracy of the plan is not guaranteed. The plan is for information only and should not be used as a basis for any legal proceedings. The accuracy of the plan is not guaranteed.



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

