

**Bowood Road, Enfield, EN3 7LH**  
**£1,400**

KINGS GROUP Are delighted to offer this IMMACULATE Two Double Bedroom Maisonette, This stunning home boasts from a beautiful and well maintained garden, spacious living area, fitted kitchen and bathroom suite. Situated within close proximity to all local shops, schools and train stations also within great distance to Brimsdown Station which has great links into Tottenham Hale or the City.

# Bowood Road, Enfield, EN3 7LH

## FRONT DOOR TO

### ENTRANCE HALLWAY

With staircase to FIRST FLOOR LANDING: With doors to:

### LOUNGE 13'9 x 10'9 (4.19m x 3.28m)

With double glazed window to front, single radiator. Tv point, telephone point, spotlights, laminated wood style floor

### KITCHEN 8'1 x 6'1 (2.46m x 1.85m)

With double glazed window to rear gardens, 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, spotlights, tiled floor

### BEDROOM ONE 11'4 x 10'9 ( 3.45m x 3.28m)

With double glazed window to rear gardens, single radiator spotlights, stripped floorboards

### BEDROOM TWO 11'2 x 8'3 (3.40m x 2.51m)

With double glazed window to front, storage, single radiator, carpet, spotlights,

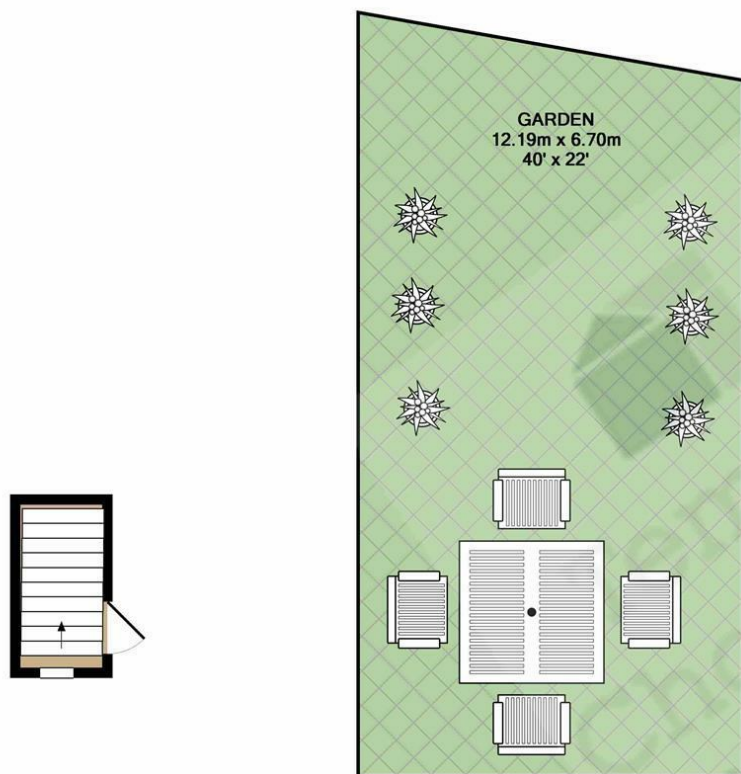
### BATHROOM/WC 8'0 x 4'9 (2.44m x 1.45m)

With double glazed frosted window to rear, low level wc, wash hand basin, panel enclosed bath with shower, extractor, single radiator, shaver point, spotlights, part tiled wall, tiled floor.

### EXTERIOR: 40'0(OWN REAR PAVED GARDENS

With lighting.

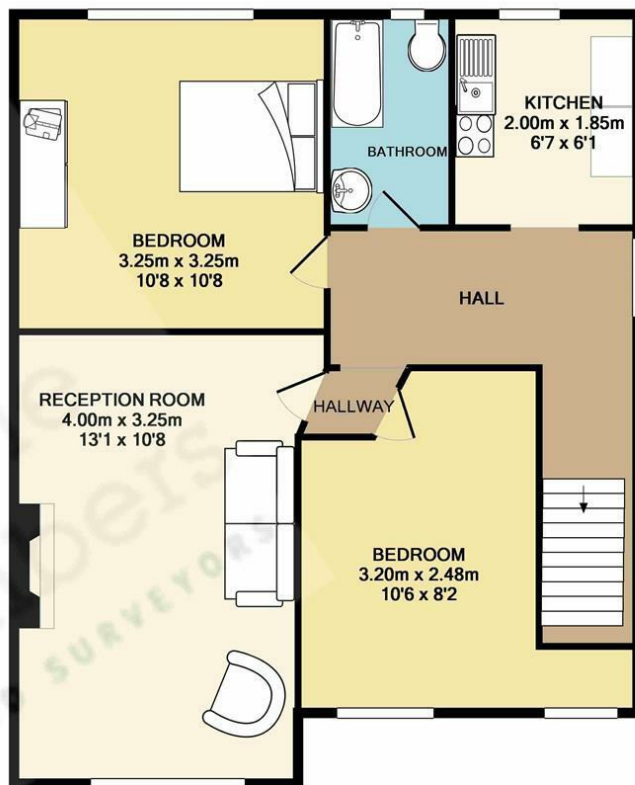
### AWAITING EPC RATING



GROUND FLOOR  
APPROX. FLOOR  
AREA 3.3 SQ.M.  
(36 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.2 SQ.M. (1057 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 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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1ST FLOOR  
APPROX. FLOOR  
AREA 94.9 SQ.M.  
(1022 SQ.FT.)