



**77 Broadoak Avenue, Enfield Highway
Offers In The Region Of £450,000 Freehold**



77 Broadoak Avenue, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- SITUATED WITHIN A SOUGHT AFTER TURNING
- THREE BEDROOM TUNNEL TERRACED LINK HOUSE
- OFF STREET PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FIRST FLOOR FAMILY BATHROOM
- A SPACIOUS THROUGH LOUNGE/DINING ROOM
- SITUATED WITHIN GREAT PROXIMITY TO LOCAL AMENITIES
- GOOD LINKS INTO THE CITY
- POTENTIAL FOR REAR EXTENSION STP

KINGS GROUP are delighted to offer this THREE BEDROOM House to the Market. Situated within a SOUGHT AFTER TURNING and benefits from a Spacious Through Lounge / Dining Room, SIDE ACCESS, First Floor Bathroom, Off Street Parking, Conservatory, Double Glazing and Gas Central Heating. In our opinion this would make an ideal family home or an Investment Opportunity. Situated within close proximity to local shops & amenities including what has an outstanding rating Ark John Keats Academy. Also benefiting from fantastic links to the A10, M25, Tottenham Hale & LONDON LIVERPOOL STREET.

FRONT DOOR TO:

HALLWAY

Double glazed opaque window to front, stairs to the first floor landing, double radiator, stripped wood flooring.

LOUNGE 11'4 x 10'4 (3.45m x 3.15m)

Double glazed window to front aspect, two double radiators, TV aerial point, power points, stripped wooden flooring.

DINING ROOM 10'10 x 10'3 (3.30m x 3.12m)

Double glazed bay window to front, two single radiators, power points, stripped wooden flooring.

CONSERVATORY 15'9 x 8'6 (4.80m x 2.59m)

Double glazed window to side and rear, plumbed for washing machine and dryer, tiled flooring.

SEPERATE W.C

Wall mounted wash basin and low level W.C.

KITCHEN 7'7 x 6'4 (2.31m x 1.93m)

Tiled splash back, range of granite effect roll top work surfaces, electric oven, electric hob, integrated extractor, stainless steel drainer unit sink, space for fridge freezer and power points, tiled flooring.

FIRST FLOOR LANDING

Smoke alarm, loft access, power points, laminate flooring.

BATHROOM 10'5 x 7'1 (3.18m x 2.16m)

Double glazed window to rear aspect, tiled walls, corner bath, vanity unit under wash basin, low level W.C, tiled flooring,

BEDROOM ONE 12'10 x 10'6 (3.91m x 3.20m)

Double glazed bay window to the front, double radiator, power points, stripped wooden flooring.

BEDROOM TWO 10'8 x 10'7 (3.25m x 3.23m)

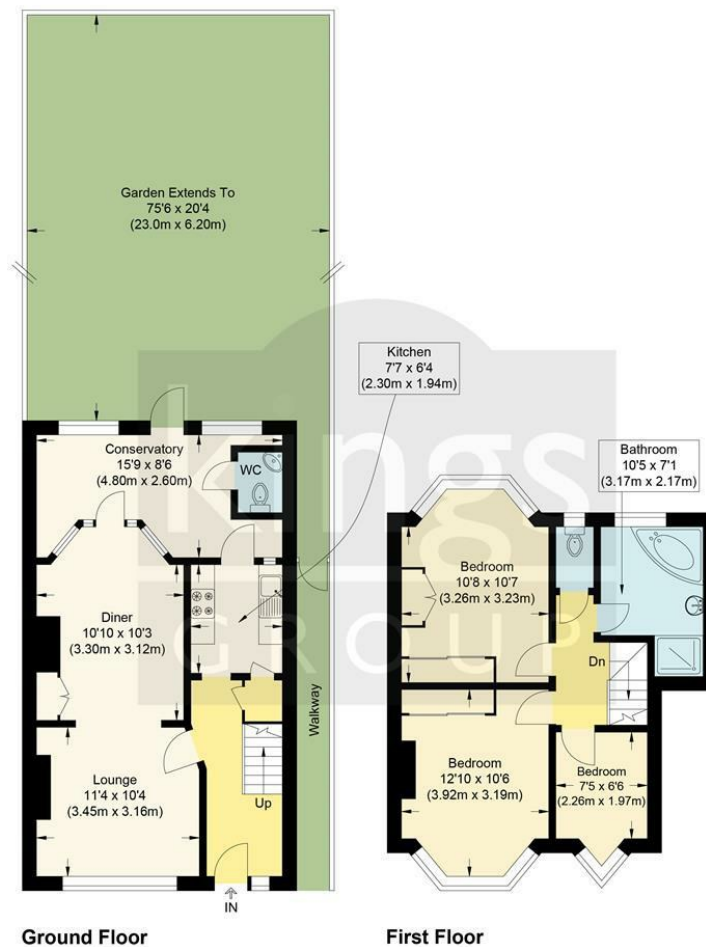
Double glazed bay window to rear, power points, stripped wooden flooring

BEDROOM THREE 7'5 x 6'6 (2.26m x 1.98m)

Double glazed bay windows to front, double radiator, power points, laminate flooring.

GARDEN 75'6 x 20'4 (23.01m x 6.20m)

Mainly laid to lawn with plants and shrub borders, paved patio area, two wooden sheds, outside tap and security light.



Ground Floor

First Floor

Broadoak Avenue, Enfield EN3 6TX

Approximate Gross Internal Floor Area : 90.20 sq m / 970.90 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





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