



[www.kings-group.net](http://www.kings-group.net)

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

Holmwood Road, Enfield, EN3 6QH  
Offers In The Region Of £510,000

**\*\*CLICK FOR AUDIO VIDEO TOUR\*\*** KINGS GROUP are delighted to offer this **FOUR BEDROOM, SEMI DETACHED HOUSE** to the market. Situated within close proximity to all local **SHOPS & AMENITIES** including Turkey Street Station which offers great access into **LONDON LIVERPOOL STREET**. This is offered with **NO ONWARD CHAIN** and would make an ideal **FAMILY HOME** or a **BUY TO LET OPPORTUNITY**. Benefiting from **THREE RECEPTION ROOMS/ Dining Room, Fitted Kitchen, Front & Rear Gardens, LOFT ROOM & EN-SUITE, First Floor Bathroom & Ground Floor W/C, Double Glazed & Gas Central Heating.**



## FRONT DOOR TO:

### ENTRANCE HALLWAY

With stairs leading to first floor landing.

### RECEPTION ROOM ONE

**11'11 x 11'11 (3.63m x 3.63m)**

With double glazed window to front aspect, coved ceiling, double radiator, TV point, power points, carpeted.

### RECEPTION ROOM TWO

**11'11 x 9'11 (3.63m x 3.02m)**

With coved ceiling, double radiator, power points, carpeted, door leading to garden.

### DINING ROOM

**10'11 x 10'6 (3.33m x 3.20m)**

With double glazed window to side aspect, power points, wooden flooring.

### KITCHEN

**10'5 x 10'5 (3.18m x 3.18m)**

With double glazed window to side aspect, spotlights, range of wall and base units with flat top work surfaces, sink and drainer unit, plumbed for washing machine and dishwasher, space for tumble dryer, integrated fridge freezer, integrated electric oven, gash hob with chimney style extractor fan, power points, tiled flooring, doors leading to garden.

### DOWNSTAIRS W.C.

**5'2 x 2'4 (1.57m x 0.71m)**

### FIRST FLOOR LANDING

With storage cupboard.

### BEDROOM ONE

**15'11 x 11'11 (4.85m x 3.63m)**

With two double glazed windows to front aspect, picture rail, single radiator, TV point, power points, carpeted.

### BEDROOM TWO

**11'11 x 10'0 (3.63m x 3.05m)**

With double glazed window to rear aspect, picture rail, power points, carpeted.

### BEDROOM THREE

**10'6 x 9'4 (3.20m x 2.84m)**

With double glazed window to rear aspect, picture rail, double radiator, TV point, power point, carpeted.

### BATHROOM

**8'0 x 6'0 (2.44m x 1.83m)**

With double glazed opaque window to rear aspect, tiled walls, panel enclose bath with shower attached, wash basin with vanity unit, low level W.C, laminated wood style flooring.

### BEDROOM FOUR

**20'3 x 14'7 (6.17m x 4.45m)**

With double glazed window to rear aspect, skylight, spotlights, power points, carpeted.

### EN-SUITE

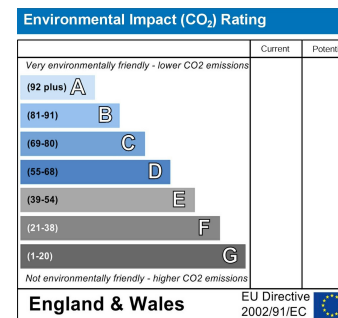
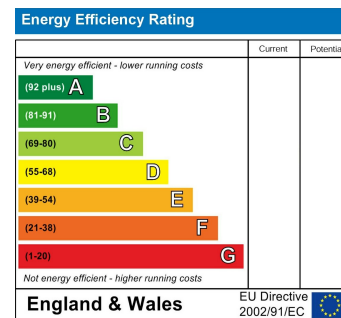
**5'7 x 2'6 (1.70m x 0.76m)**

With tiled walls, cubicle shower, wash basin, low level W.C, tiled flooring.

### GARDEN

**11'0 (3.35m)**

With decked patio, mainly laid to lawn with plant and shrub borders, wood built shed, security lighting,







GROUP



## Holmwood Road

Approximate Gross Internal Floor Area : 140.60 sq m / 1513.40 sq ft  
(Excluding Shed)

Shed Area : 11.10 sq m / 119.47 sq ft

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

