



www.kings-group.net

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Holly Road, Enfield, EN3 6QB
Offers In The Region Of £415,000

KINGS GROUP are delighted to offer this TWO DOUBLE BEDROOM HOUSE to the market. This spacious and well presented property would make an ideal FIRST TIME BUY or a BUY TO LET OPPORTUNITY. Benefiting from a spacious lounge/ dining room, ground floor cloakroom, large first floor family bathroom, conservatory, front and rear gardens and a rear summerhouse. Situated within close proximity to all local shops and amenities including Enfield Lock Train Station which has direct access into both Tottenham Hale & London Liverpool Street. Situated in a sought after location this also boasts from a potential rental income of £21,000-£22,000PA.

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

With stairs leading to first floor, storage cupboard

DINING / RECEPTION ROOM

24'11" x 11'6" (7.59m x 3.51m)

With double glazed bay window to front aspect, carpeted flooring,

KITCHEN

16'2"x 8'10" (4.93mx 2.69m)

With double glazed window into conservatory, laminate flooring, integrated cooker with gas hob, drainer unit sink with mixer taps, integrated oven, extractor fan, radiator, spotlights, tiled splash back walls, door leading into conservatory

CONSERVATORY

14'10" x 13'3" (4.52m x 4.04m)

With double glazed windows all round, laminate flooring, power points, door leading to garden

UTILITY ROOM

10'10" x 6'0" (3.30m x 1.83m)

With double glazed window into conservatory, laminate flooring, plumbing for washing machine, power points

WC

5'7" x 2'8" (1.70m x 0.81m)

FIRST FLOOR LANDING

With storage cupboards

BEDROOM ONE

15'2" x 11'6" (4.62m x 3.51m)

With double glazed bay window to front aspect, carpeted flooring, built in wardrobe, storage cupboard,

BEDROOM TWO

11'0" x 8'10" (3.35m x 2.69m)

With double glazed window to rear aspect, carpeted flooring, radiator

BATHROOM

9'9" x 8'10" (2.97m x 2.69m)

With double glazed window to rear aspect, tiled flooring, fully tiled walls, panel enclosed bath with shower attachment, low level WC, wash basin with vanity unit under, bidet, radiator, shower cubicle,

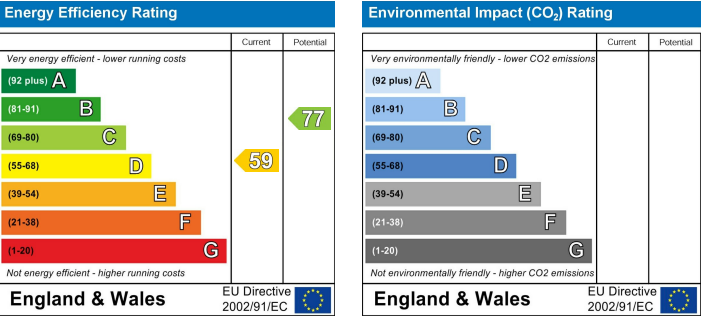
SUMMER HOUSE

14'1" x 8'4" (4.29m x 2.54m)

GARDEN

21'8" (6.60m)

With fence panels. paved, shed





Holly Road, EN3

Approximate Gross Internal Floor Area : 118.9 sq m / 1279.82 sq ft

Summer House Area : 11.0 sq m / 118.40 sq ft

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



Associated Offices in London, Essex and Hertfordshire
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