



kings  
GROUP



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

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**Yeomans Way, Enfield, EN3 5AP**  
**Offers In The Region Of £405,000**

KINGS GROUP Are delighted to offer this FOUR BEDROOM TOWN HOUSE To the market. This would make a fantastic Family Home or an Investment Opportunity Benefiting from Rental Income of £20,000PA. With a Ground Floor living Area/ Kitchen Diner , Spacious Reception Room, Ground Floor Cloakroom, Upstairs Family Bathroom, Three Double Bedrooms, Off Street Parking, Well Maintained Rear Gardens with Side Access and is offered on a chain free basis. This is also situated within close proximity to all local schools, shops, and Brimsdown Station which has great access into Tottenham Hale, London Liverpool Street & The City.

### FRONT DOOR TO:

Via front door to:-

### LOBBY

With single glazed door to:-

### LOUNGE

**25'2" x 8'3" (7.67 x 2.51)**

With double glazed window to front, double glazed patio door to rear gardens,, radiator with cover, wood floor,

### KITCHEN

**115 x 8'9 (35.05m x 2.67m)**

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, breakfast bar, laminated wood style floor

### GROUND FLOOR COAKROOM

With single glazed opaque window to side, low level wc wash hand basin into vanity unit, radiator with radiator ,spots, lights, lino floor

### FURTHER STAIRCASE TO SECOND FLOOR

#### LANDing

With, doors to:-

### FURTHER RECEPTION

**17'4" x 10'11"> 13'9" (5.28 x 3.33> 4.19)**

With double glazed windows to side and rear gardens, double radiator, carpet.

### BEDROOM ONE

With double window to rear glazed window to rear gardens, double radiator, carpet. to:

### EN-SUITE SHOWER ROOM/WC

With double glazed frosted window to front low level wc,, single radiator, wash hand basin into vanity unit, with mixer mixer taps. shower,

### BEDROOM TWO

**10'11" x 8'10" (3.33 x 2.69)**

With double glazed window to rear gardens, access to loft. single radiator, carpet.

### BEDROOM THREE

**10'11" x 8'10" (3.33 x 2.69)**

With double glazed window to front , double radiator, coved ceiling. single radiator, carpet.

### BEDROOM FOUR

**12'9" x 8'3" (3.89 x 2.51)**

With double glazed window to rear gardens, single radiator., carpet.

### BATHROOM/WC

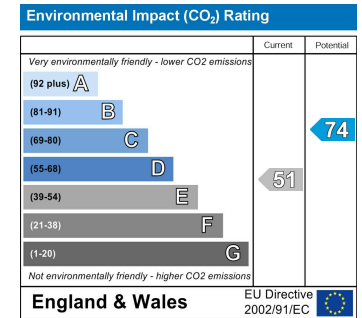
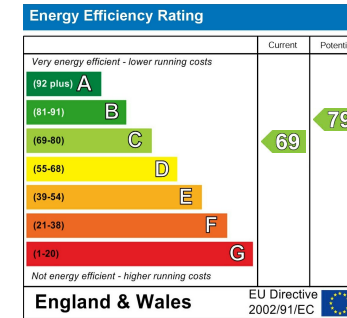
With double glazed frosted window to rear , wall mounted wash hand basin,, panel enclosed bath with shower single radiator, tiled walls. part tiled floor

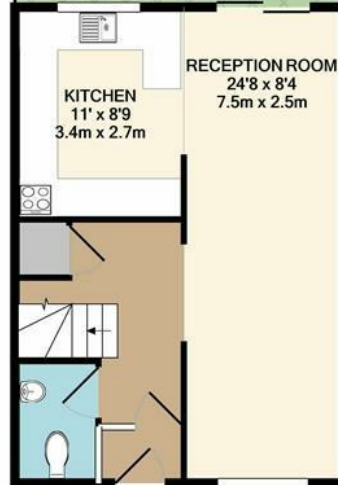
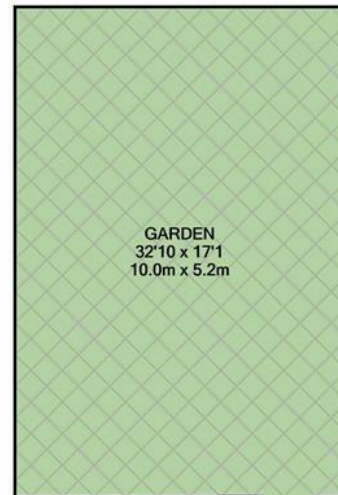
### EXTERIOR: REAR 35'0(APPROX) GARDENS

With lawn, patio a.

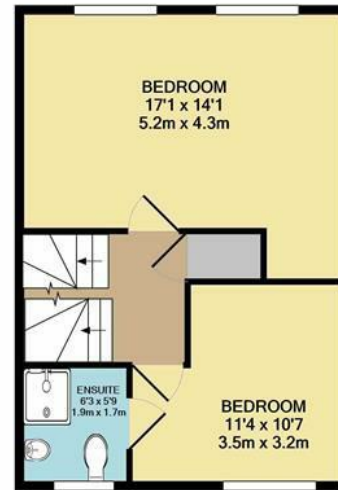
### FRONT GARDENS

With Off Street Parking

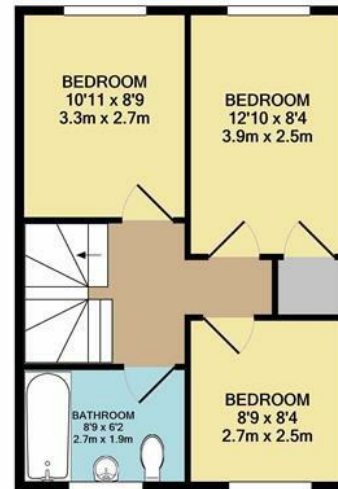




GROUND FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.5 SQ.M.)

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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