



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

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Winnington Road, Enfield, EN3 5RJ  
Offers In The Region Of £399,995

KINGS GROUP Are delighted to offer to the market this THREE BEDROOM TERRACED HOUSE, Situated in the highly Sought After turning in the well desired Turkey Street Location. This Family Home would make an Ideal First Time Buy or Buy To Let Opportunity and is a rare addition to the market. This also boasts from Off Street Parking, Spacious Living/Dining Area, Fitted Kitchen, Approx 70Ft Garden, First Floor Bathroom . This is also within close proximity to all local Shops and Amenities including Turkey Street Station which offers great links into the City & London Liverpool Street.

#### Reception Room

**21'11 x 11'4 (6.68m x 3.45m)**

Double glazed window to front aspect, double radiator, coved ceiling, laminated wood style flooring.

#### Kitchen

**15'9 x 9'6 (4.80m x 2.90m)**

Double glazed window to to rear aspect, range of wall & base unit with roll top work surface, sink unit with single drainer, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, space for cooker, space for washing washing, space for dish washer

#### Utility Room

**6'3 x 5'5 (1.91m x 1.65m)**

Plumbed for washing machine, plumbed for dish washer, space for fridge freezer,

#### Study Room

**6'1 x 3'9 (1.85m x 1.14m)**

#### Bedroom One

**12'0 x 10'7 (3.66m x 3.23m)**

Double glazed window to front aspect, double radiator, coved ceiling, laminated wood style flooring

#### Bedroom Two

**10'8 x 9'8 (3.25m x 2.95m)**

Double glazed window to rear aspect, double radiator, coved ceiling, laminated wood style flooring

#### Bedroom Three

**6'9 x 5'1 (2.06m x 1.55m)**

Double glazed window to front aspect, single radiator, coved ceiling, laminated wood style flooring

#### Bathroom

Double glazed window to rear aspect, low level WC, shower attached within bath, extractor fan

#### Garage

**21'4 x 15'6 (6.50m x 4.72m)**

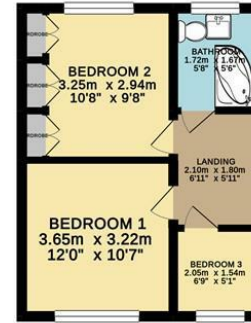
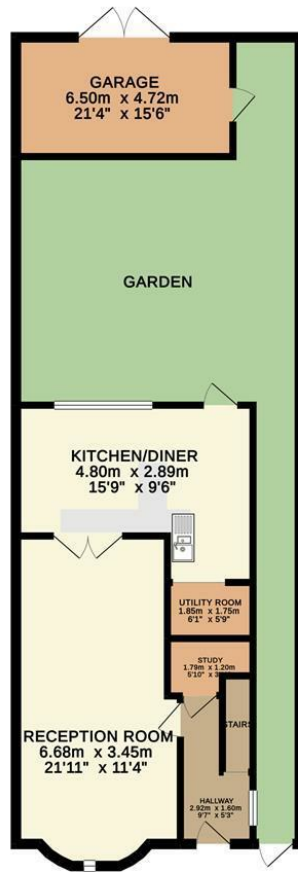
Access to the rear





GROUND FLOOR 57.6 sq. m.  
( 619 sq. ft. )

1ST FLOOR 31.9 sq. m.  
( 343 sq. ft. )



Temple  
Chambers  
CHARTERED SURVEYORS

TOTAL FLOOR AREA - 89.4 sq. m ( 963 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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