

Willow Road, Enfield, EN1 3AT



£599,995

Kings Group - Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM SEMI DETACHED HOUSE on Willow Road, in the heart of the much desired Willow Estate, the property is comprised of a large reception room, fully fitted kitchen/diner, three good sized bedrooms, a family bathroom, separate W.C., an approximately 60ft long rear garden and a garage with power. A short walk from the house is Enfield Town Overground Station offering direct links to Liverpool St. & Seven Sisters stations. There is also ease of access to the A10 leading to both the A406 & M25. The town centre is also within walking distance with an array of shopping and leisure facilities including Tesco. This ideal family home also lies within the catchment area of some of the most sought after schools in Enfield including St. George's RC and St. Andrews CofE primary schools. Viewings are strictly by appointment only so to arrange yours, please contact us on 0208 364 4118.

Entrance

Front door to:-

Hallway

Original single glazed stained glass windows to front and side aspect, stairs to first floor landing, under stairs storage cupboard and meter cupboard, double radiator, coved ceiling, telephone point, power points, wooden flooring and doors to:-

Reception Room

12'3 x 15'3 (3.73m x 4.65m)

Double glazed bay windows to front aspect, double radiator, gas wrought iron open style fireplace with wooden over mantle, picture rail, TV point, phone point, power points, wood flooring.

Kitchen/Diner

13'4 x 18'5 (4.06m x 5.61m)

Double glazed window to rear aspect, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit with mixer tap, space for freestanding electric cooker, integrated chimney style hood extractor, integrated fridge/freezer, coved ceiling, double radiator, gas wrought iron open style fireplace, spotlights, phone point, power points, wood flooring, double glazed French doors to rear leading to garden.

First Floor Landing

Original single glazed stained glass window to side aspect, coved ceiling, loft access and doors to:-

Bathroom

6'9 x 7'4 (2.06m x 2.24m)

Double glazed opaque window to rear aspect, coved ceiling, single radiator, panel enclosed bath, shower cubicle, pedestal wash hand basin with mixer tap, part tiled walls, laminate flooring.

Separate W.C

Double glazed opaque window to side aspect, part tiled walls, single radiator, low level W.C, tiled flooring.

Bedroom One

15'8 x 11'9 (4.78m x 3.58m)

Double glazed bay window to front aspect, coved ceiling, picture rail, double radiator, power points, carpeted flooring.

Bedroom Two

13'5 x 11'0 (4.09m x 3.35m)

Double glazed window to rear aspect, coved ceiling, double radiator, fitted wardrobes, power points, carpeted flooring.

Bedroom Three

6'5 x 8'6 (1.96m x 2.59m)

Double glazed window to front aspect, coved ceiling, single radiator, power points, carpeted flooring.

Garden

60'0 (approx.) (18.29m (approx.))

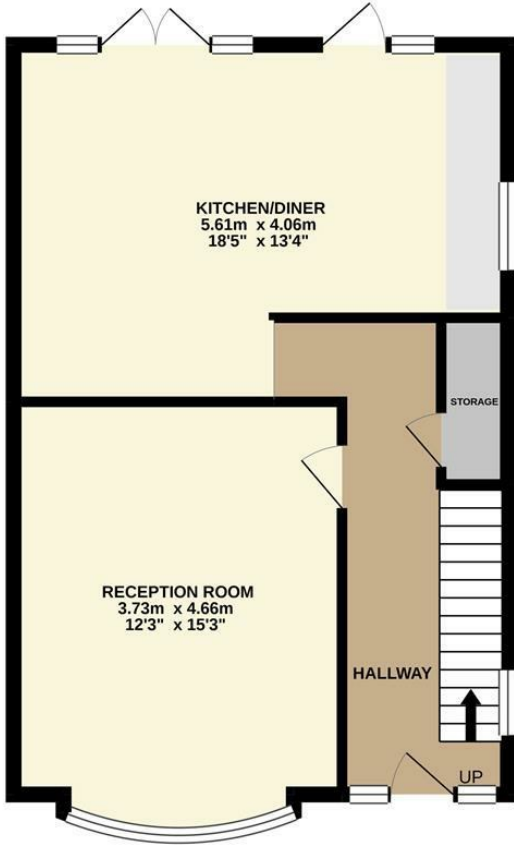
Mainly laid to lawn with plant and shrub borders, side access, raised patio area to rear and front, paving, wooden shed, outside tap and security light.

Garage

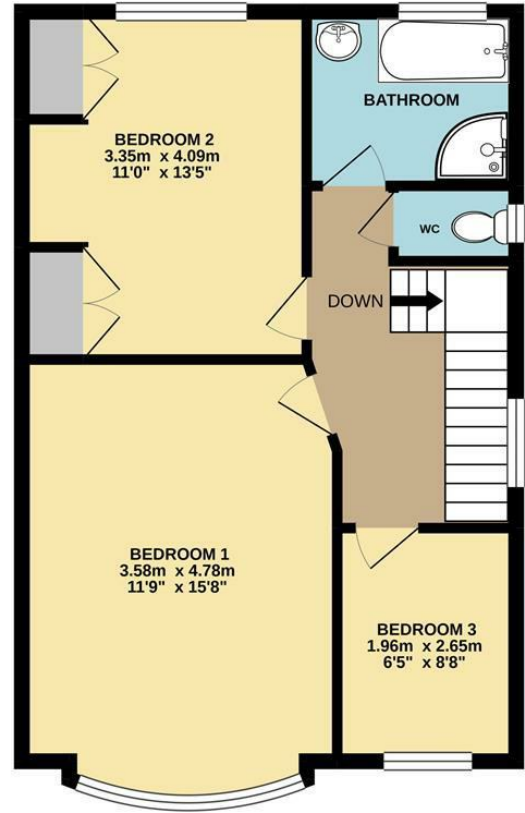
Power and Lights.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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