



**40 Elmhurst Road, Enfield Highway
Offers In The Region Of £425,000 Freehold**



40 Elmhurst Road, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

****VIEWING DAY SATURDAY 6TH MARCH**** (Strictly Via Appointment Only)KINGS GROUP Are delighted to offer this **THREE BEDROOM** Victorian Terrace House to the Market. Situated within a highly desirable turning within the Turkey Street Location which has great access to all local **SHOPS & AMENITIES** including Turkey Street Station which offers great access into **LONDON LIVERPOOL STREET**. This Stunning & Well Presented Home also Boasts from a **GARAGE** Via a Rear Service Road, Lounge, Dining Room, Fitted Kitchen, Utility Room, Ground Floor Four Piece Bathroom, Loft Room and Front & Rear Garden. Benefiting from Stunning Character Features, Internal Viewings are highly recommended.

FRONT DOOR TO

ENTRANCE PORCH

RECEPTION ROOM

With double glazed bay window to front, double radiator, TV point, power points, laminated wood style flooring.

DINING AREA

With single radiator, fireplace, power points, laminated wood style flooring.

KITCHEN

With single glazed frosted window to side, tiled splash backs, solid granite work surfaces, sink unit, space for freestanding range gas cooker, vent, power points, tiled flooring, door to utility room.

UTILITY ROOM

With double glazed door to leading to rear garden, spotlights, range of wall units and work tops, plumbed for washing machine, space for fridge/freezer, boiler unit, power points, laminated wood style flooring.

BATHROOM

With double glazed opaque window to rear, paneled walls with dado rail, panel enclosed bath with mixer tap and shower attached, pedestal wash hand basin, low level W.C, tiled flooring.

FIRST FLOOR LANDING

With carpeted flooring and doors to:-

BEDROOM ONE

With two double glazed window to front, stairs to loft room, fitted shelves, under stairs storage cupboards, power points, stripped wood flooring.

BEDROOM TWO

With double glazed window to rear, double radiator, storage cupboard, power points, carpeted flooring.

BEDROOM THREE

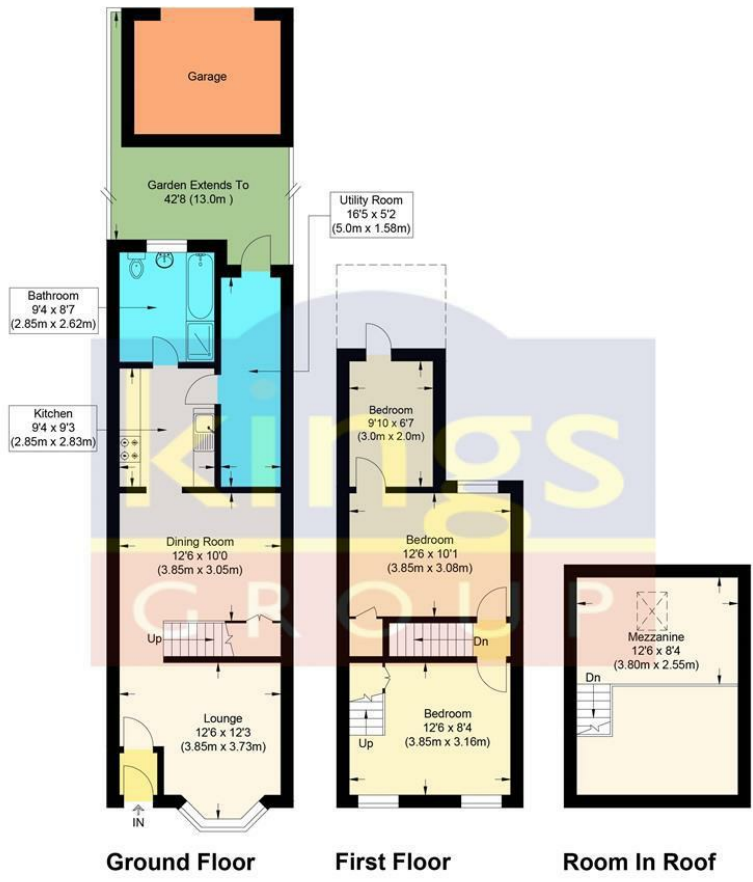
With French doors leading to balcony, single radiator, power points, carpeted flooring.

LOFT ROOM

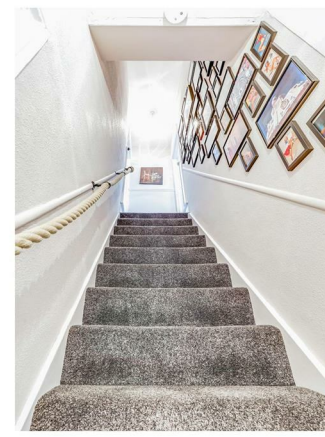
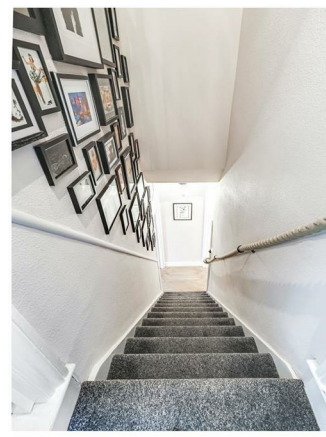
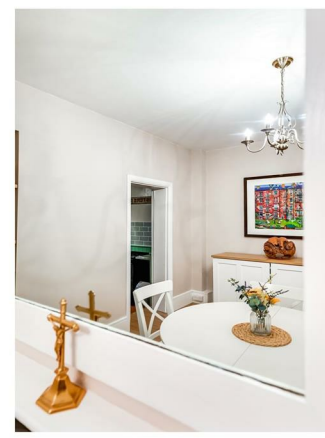
With skylight window to rear, spotlights, eaves storage, single radiator, power points, carpeted flooring.

GARDEN

Paved, wooden shed, outside taps, access to garage.



Elmhurst Road, Enfield, EN3 5TB
 Approximate Gross Internal Floor Area : 103.80 sq m / 1117.29 sq ft
 Garage : 9.50 sq m / 102.25 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced By www.myphotogenie.co.uk



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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