



Hazelwood Road, EN1 1JQ
Enfield





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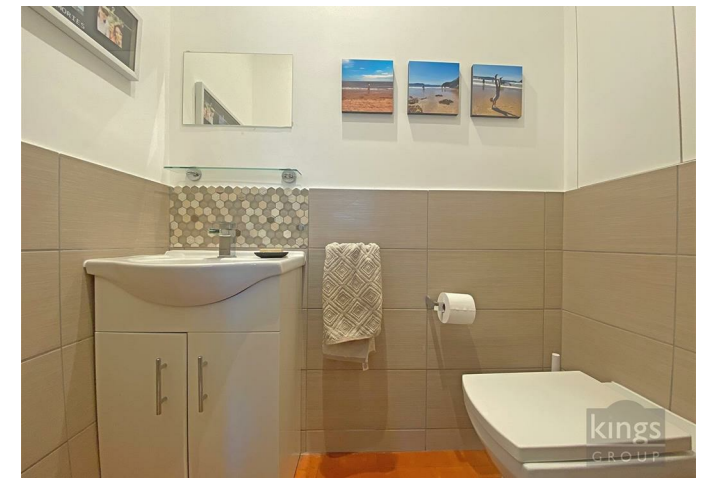
kings
GROUP

Hazelwood Road, EN1 1JQ

Kings - Enfield Town are delighted to offer this delightful FOUR BEDROOM SEMI DEATCHED HOUSE on Hazelwood Road, Enfield, EN1. The accommodation comprises of a spacious lounge, well equipped open plan kitchen/ Diner with integrated appliances, four good sized bedrooms, downstairs W.C, first floor family bathroom, and en-suite to bedroom one. This Ideal family home also benefits from a large driveway, a 30+ft rear garden, gas central heating (untested) and double glazed windows.

Kings - Enfield Town are delighted to offer this delightful EXTENDED FOUR BEDROOM SEMI DEATCHED HOUSE on Hazelwood Road, Enfield, EN1. The accommodation comprises of a spacious lounge, well equipped open plan kitchen/ Diner with integrated appliances, four good sized bedrooms, downstairs W.C, first floor family bathroom, and en-suite to bedroom one. Situated on a quiet cul-de-sac in the Bush Hill Park area of Enfield, this property is situated a short walk from Bush Hill Park Overground station which offers direct links to both Liverpool Street and Seven Sisters stations, as well as being within easy reach of additional public transport links with ease of access to the A10, A406 & M25. Nearby are a number of local shopping and leisure facilities along the A10 retail parks including Sainsburys, Cineworld and Pure Gym.

Offers In Excess Of £560,000



Entrance

Front door to:-

Hallway

Single glazed original stained glass window to front aspect, stairs to first floor landing, under stairs storage cupboard, electric meter cupboard, coved ceiling, single radiator, picture and dado rail, smoke alarm, power points, ceramic tiled flooring.

Lounge 11'5 x 13'3 (3.48m x 4.04m)

Double glazed bay window to front aspect, coved ceiling, picture rail, double radiator, Open fireplace with 1930's tile surround, TV point, phone point, power points, engineered wooden style flooring.

Kitchen/Diner 20'1 x 15'8 (6.12m x 4.78m)

Open fireplace with 1930's tile surround, power and USB points, engineered wooden flooring and double glazed patio door leading to garden.

Double glazed window to rear aspect, tiled splash backs, range of base and wall units with marble effect roll top work surfaces, sink and drainer unit, integrated gas hob/ electric oven, integrated extractor fan, integrated freezer under the island, space for fridge/freezer, plumbing for washing machine and dishwasher, spotlights, power points, ceramic tiled flooring.

Downstairs W.C 2'8 x 5'5 (0.81m x 1.65m)

Part tiled walls, spotlights, wash hand basin with mixer tap and vanity unit under, low level W.C, extractor fan, tiled flooring.

First Floor Landing

Double glazed opaque window to side aspect, smoke alarm, stairs to second floor landing, carpeted flooring.

Bathroom 8'5 x 7'2 (2.57m x 2.18m)

Double glazed opaque window to rear aspect, part tiled walls, heated towel rail, cast iron free standing bath with shower attached, pedestal wash hand basin, low level W.C, tiled flooring.

Bedroom Two 10'5 x 14'2 (3.18m x 4.32m)

Double glazed bay window to front aspect, double radiator, picture rail, built-in wardrobes, power points, carpeted flooring.

Bedroom Three 11'2 x 8'4 (3.40m x 2.54m)

Double glazed window to rear aspect, single radiator, dado rail, built-in storage cupboard and wardrobe, power points, carpeted flooring.

Bedroom Four 6'3 x 8'0 (1.91m x 2.44m)

Double glazed window to front aspect, single radiator, power points, laminate flooring.

Second Floor Landing

Door to

Bedroom One 16'0 x 11'7 (4.88m x 3.53m)

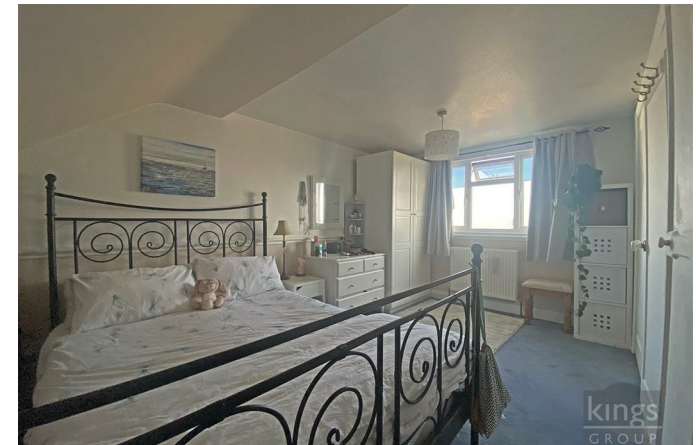
Double glazed opaque window to rear and velux window to front aspect, single radiator, dado rail, built-in eaves storage cupboard, power points, carpeted flooring.

En-suite 3'9 x 6'3 (1.14m x 1.91m)

Tiled walls, heated towel rail, shower cubicle, wash hand basin with mixer tap and vanity unit under, low level W.C, extractor fan, tiled flooring.

Garden 36'1 x 21'6 (11.00m x 6.55m)

Mainly laid to lawn with plant and shrub borders, side access, wooden decking, outside water tap, green house with power sockets.





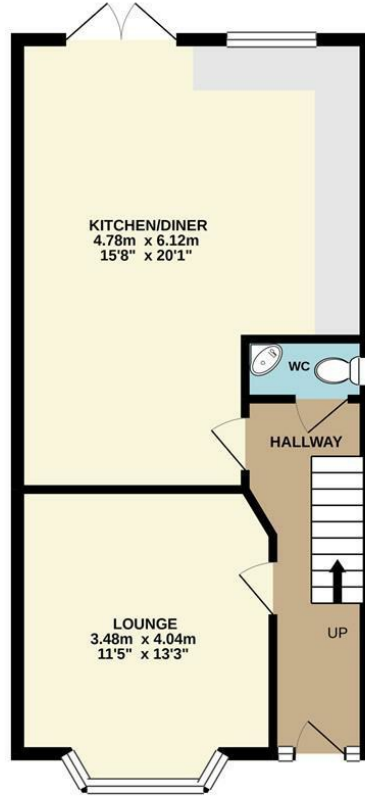




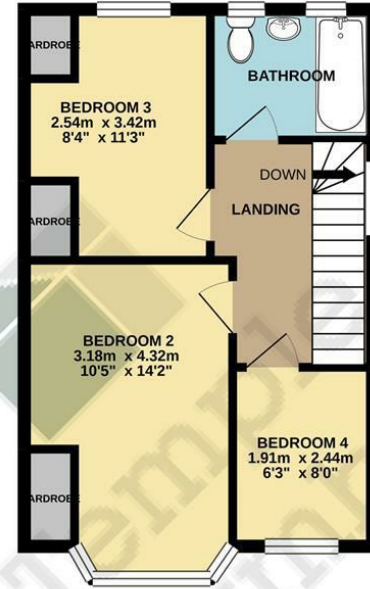
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	66		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales



GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



2ND FLOOR
22.7 sq.m. (244 sq.ft.) approx.



Chartered Surveyors

CHARTERED SURVEYORS

TOTAL FLOOR AREA : 112.0 sq.m. (1206 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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