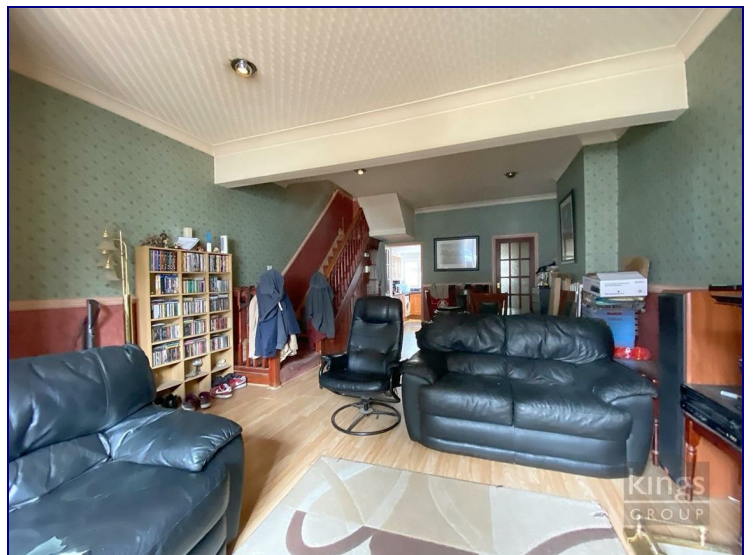
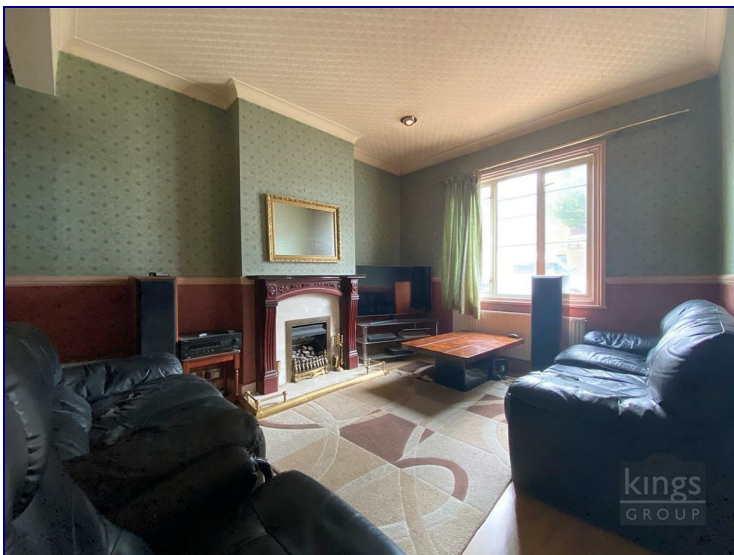


Percival Road, Enfield, EN1 1QX



£425,000

Kings Group - Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM TERRACED HOUSE benefits from a 24ft through lounge, fully fitted kitchen, four piece bathroom suite downstairs, three good size bedrooms and a loft room. Situated within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to the A10 / A406 / M25 all of which offer good road links to the surrounding areas. Local shops and amenities including Enfield's Retail parks are only a short drive away. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and George Spicer Primary Schools.

Internal viewing is recommended - call us today on 0208 364 4118 to book an appointment.

Entrance

Front door to:

Hallway

Door to:

Four Piece Bathroom Suite

11'4 x 4'8 (3.45m x 1.42m)

Double glazed opaque window to rear, heated towel rail, panel enclosed bath with mixer tap and shower attached, shower cubicle with thermostatically controlled shower, wash hand basin with mixer tap and vanity unit, low level W.C, tiled walls, spotlights, tied flooring

Through Lounge

14'1 x 24'4 (4.29m x 7.42m)

Double glazed window to front, coved ceiling, double and single radiator, stairs to first floor landing and under stairs storage cupboard, gas fireplace with wooden over mantle, TV point, phone point, power points, laminate flooring.

Kitchen

7'9 x 11'2 (2.36m x 3.40m)

Double glazed window to rear, single radiator, tiled splash backs, range of base and wall units with marble effect work surfaces, integrated cooker, electric oven, electric hob, integrated chimney style hood extractor, double sink and drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, power points, tiled flooring, double glazed door leading to garden.

First Floor Landing

Bedroom 1

12'0 x 11'9 (3.66m x 3.58m)

Double glazed window to front, double radiator, built-in wardrobe, built-in storage cupboard, power points, laminate flooring

Bedroom 2

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to rear, double radiator, power points, carpeted flooring.

Bedroom 3

11'3 x 7'8 (3.43m x 2.34m)

Double glazed window to rear, double radiator, feature wrought iron fireplace, power points, laminate flooring

Loft Room

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

Double glazed window to front and rear, power points, laminate flooring

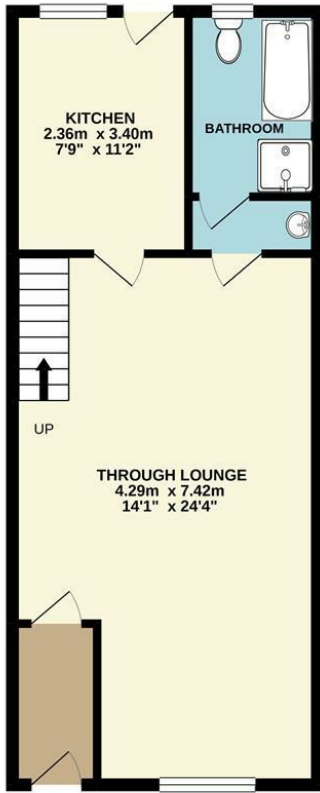
Garden

52'1 x 14'6 (15.88m x 4.42m)

concrete paving, outside water tap, outside security light.



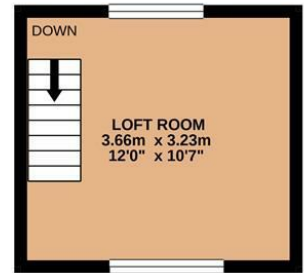
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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