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Enfield Town EN1 3EF  
Tel: 0208 364 4118

Hoe Lane, Enfield, EN1 4JL  
£435,000

Kings Group - Enfield Town are delighted to offer this EXTENDED THREE BEDROOM HOUSE. The accommodation comprises two reception rooms, fitted kitchen, bathroom, three bedrooms, conservatory, garage and an approximate 55ft garden. This IDEAL FAMILY HOME is also conveniently located for local shops and within walking distance to Forty Hall along with being within easy reach of the A10 / M25 and Turkey Street Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. This property falls within the catchment areas of some of Enfield's most sought after schools including Worcesters Primary and Forty Hill Primary School. Internal viewing is highly recommended - Call us today on 0208 364 4118 to book an appointment.

### Hallway

Double glazed opaque window to the front aspect, Stairs leading to the first floor landing, Understairs storage cupboard, Meter cupboard, Double radiator, Laminate flooring, Smoke alarm, Power points

### Reception Room 1

**12'05 x 10'61 (3.78m x 3.05m)**

Double glazed window to the front aspect, Double radiator, Laminate flooring, Fireplace with over mantle, Phone point, TV point, Power points

### Reception Room 2

**19'63 x 14'81 (5.79m x 4.27m)**

Double glazed window to the rear aspect, Double radiator, Laminate flooring, TV aerial point, Power points, Double glazed door leading to the conservatory

### Kitchen/Open Plan Dining Room

Double glazed window to the rear aspect, Tiled flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Granite effect work surfaces, Integrated cooker, Electric hob and oven, Integrated chimney style extractor fan, Sink and drainer unit, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Spotlights, Power points

### Conservatory

**8'02 x 13'86 (2.49m x 3.96m)**

Single glazed windows to the side and rear aspect, Tiled flooring

### First Floor Landing

Carpeted flooring, Loft access, Smoke alarm

### Bathroom

**6'09 x 5'51 (2.06m x 1.52m)**

Double glazed opaque window to the rear aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attachment, Wash hand basin with pedestal, Tiled walls, Textured ceiling

### Bedroom 1

**13'48 x 9'79 (3.96m x 2.74m)**

Double glazed window to the front aspect, Double radiator, Laminate flooring, Power points

### Bedroom 2

**9'96 x 9'78 (2.74m x 2.74m)**

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Spotlights

### Bedroom 3

**7'32 x 6'51 (2.13m x 1.83m)**

Double glazed window to the front aspect, Single radiator, Laminate flooring, Built in storage cupboard, Power points

### Garden

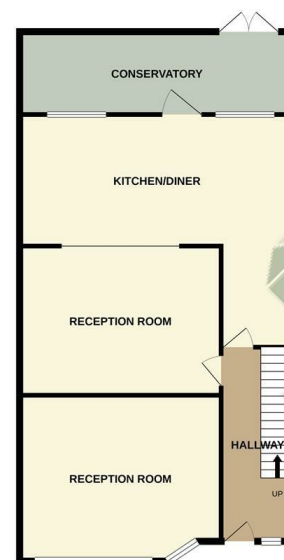
**53'86 (16.15m)**

Mainly laid to lawn, Rear access, Patio, Concrete paving, Water tap, Security light

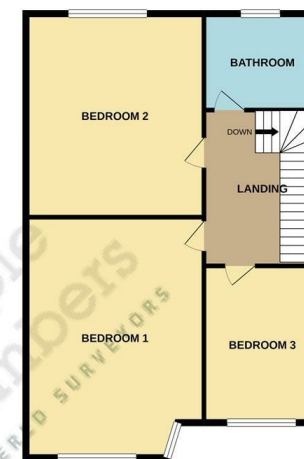
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description 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 indicative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netplan ©2020

