

London Road, Enfield, EN2 6ES



Asking Price £800,000

Kings Group - Enfield Town are overjoyed to present this SPACIOUS rare to the market FOUR BEDROOM SEMI-DETACHED HOUSE situated within close proximity of Enfield Town Centre offering a wide range of shops and amenities to enjoy.

The ground floor features an accommodating living room, dining area, fitted kitchen with integrated white goods, downstairs WC and a larger than average conservatory leading out to a BEAUTIFULLY PRESENTED 40ft Garden. This home is PERFECT FOR HOSTING GUESTS especially during the summer season with a seated decking area.

The first floor features FOUR FANTASTIC SIZED bedrooms, a four piece bathroom suite and stairs leading to the loft room which contains plenty of eave storage space. This property further benefits having a driveway which can accommodate 4/5 cars.

Entrance Hallway

Stairs to first floor landing, Under stairs storage cupboard, UPVC Double glazed opaque window to side aspect, Single radiator, Wooden flooring

Downstairs WC

2'61 x 4'25 (0.61m x 1.22m)

Double glazed opaque window to the side aspect, Heated towel rail, Wash hand basin with mixer tap, Tiled splash backs

Living/Dining Space

14'84 x 30'18 (4.27m x 9.14m)

Double glazed window to the front aspect, Double radiator x2, Wooden flooring, Power points, Coving to textured ceiling, Central rose x2, Double glazed french doors leading to the conservatory

Kitchen/Diner

21'60 x 9'74 (6.40m x 2.74m)

Double glazed opaque window to the side aspect, Double radiator, Tiled splash backs, Base and wall units with roll top work surfaces, Space for cooker, Electric oven, Gas hob, Chimney style extractor hood, Sink and drainer unit, Integrated fridge/freezer, Integrated dishwasher, Double glazed door leading to the garden from the side aspect, Power points

Conservatory

19'57 x 20'17 (5.79m x 6.10m)

Double glazed windows to the side and rear aspect, Double glazed french doors leading to the garden, Double radiator x2, Wooden flooring, Power points

First Floor Landing

Double glazed window to the side aspect, Loft access, Carpeted flooring, Door leading to the loft room

Bathroom

8'66 x 6'51 (2.44m x 1.83m)

Double glazed opaque window to the side aspect, Heated towel rail, Tiled flooring, Panel enclosed bath, Shower cubicle, Wash hand basin with vanity unit underneath, Low level WC, Tiled walls, Spotlights

Bedroom 1

15'17 x 11'47 (4.57m x 3.35m)

Double glazed window to the rear aspect, Double radiator, Wooden flooring, Phone point, TV aerial point, Power points, Textured ceiling

Bedroom 2

11'40 x 12'59 (3.35m x 3.66m)

Double glazed window to the front aspect, Single radiator, Wooden flooring, Power points, Storage cupboard

Bedroom 3

10'02 x 14'26 (3.10m x 4.27m)

Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Power points, Textured ceiling

Bedroom 4

8'67 x 9'98 (2.44m x 2.74m)

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

Loft Room

20'37 x 12'87 (6.10m x 3.66m)

Double glazed window to the side aspect, Storage cupboard, Eave storage, Spotlights

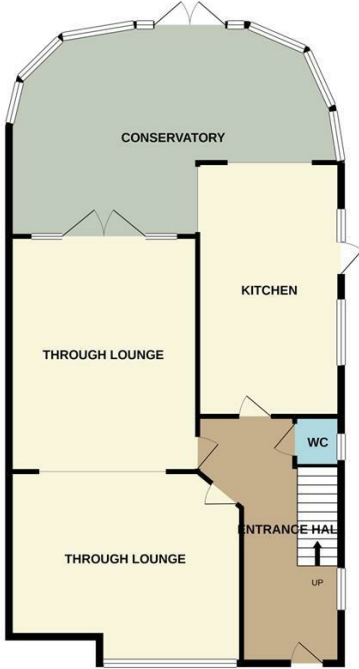
Garden

approx 40ft (approx 12.19mft)

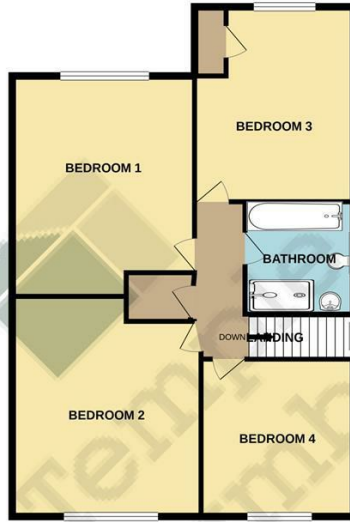
Mainly laid to lawn with plant and shrub borders, Side access, Wooden shed



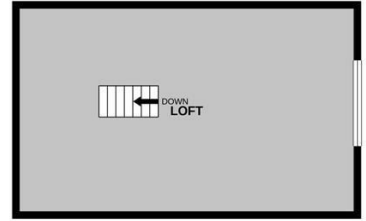
GROUND FLOOR



1ST FLOOR



2ND 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
(81-91) B			
(69-80) C			
(55-68) D		59	
(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
(81-91) B			
(69-80) C			
(55-68) D			
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England & Wales		EU Directive 2002/91/EC	

