

KINGSWAY

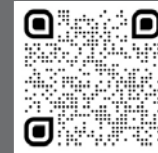
ENFIELD - EN3

THOMAS
JAMES



- 3 BEDROOM HOUSE
- 1 BATHROOMS
- PERIOD FEATURES

- WEST FACING GARDEN
- CLOSE TO SHOPS AND AMENITIES
- CLOSE TO TRANSPORT



FOR SALE
£425,000
FREEHOLD

KINGSWAY

ENFIELD - EN3

THOMAS
JAMES



3 BEDROOM HOUSE

£425,000 FREEHOLD

IN BRIEF

With elegant proportions, original features, and a lovely west-facing garden, this charming three bedroom terraced house conveniently located close to Southbury Overground station and the shops, amenities and train station in Ponders End.

PROPERTY DESCRIPTION

This attractive Edwardian terraced house offers a generous amount of space, especially the ground floor which has a rear kitchen/diner extension. Two sets of glass double doors connect the centrally located dining room to the kitchen/diner and to the front living room to create a huge open plan living space.

The front living room is a tranquil space with an original cast-iron and tiled fireplace, picture rails, and lovely light from large sash windows. The adjacent dining room is a generous 16'7" by 11'6", providing plenty of space for a dining table and sofas. Beyond lies the kitchen/diner, another large room (15'11" by 10'5") with a wide window above the sink and glazed double doors providing great garden views.

The kitchen is well equipped and very spacious, with excellent natural light from a large Velux skylight. Fitted wall and floor cabinets house freestanding appliances and provide plenty of worktop space, and there's room for a dining table and sofa if desired.

COUNCIL TAX BAND: C
ENFIELD COUNCIL

EPC RATING: C

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED.....

The first floor has retained its original layout, with two double bedrooms (at the front and rear respectively), a third single bedroom, and a family bathroom. Both double bedrooms have original cast iron fireplaces and picture rails whilst the third bedroom is currently used as a dressing room. The bathroom is a good size, with plenty of space for the bath, washbasin and WC, and natural light and ventilation from a large window.

The property is set back from the road behind a low wall and mainly paved front garden and has an approx. 40 ft rear garden. This has two terraces - one next to the house ideal for al fresco drinks and dining, and one at the end of the garden next to the shed. In between there's a lawn, a deep bed with shrubs, and three attractive specimen trees. The property is offered chain free.

LOCAL LIFE

Located between Enfield town centre and the northernmost reservoirs in the Lee Valley Reservoir chain, this area has good access to stations, shops and green spaces.

The local shops in Ponders End are less than a ten minute walk, and all the amenities of Enfield town centre lie 1.5 miles to the west, a ten minute drive away.

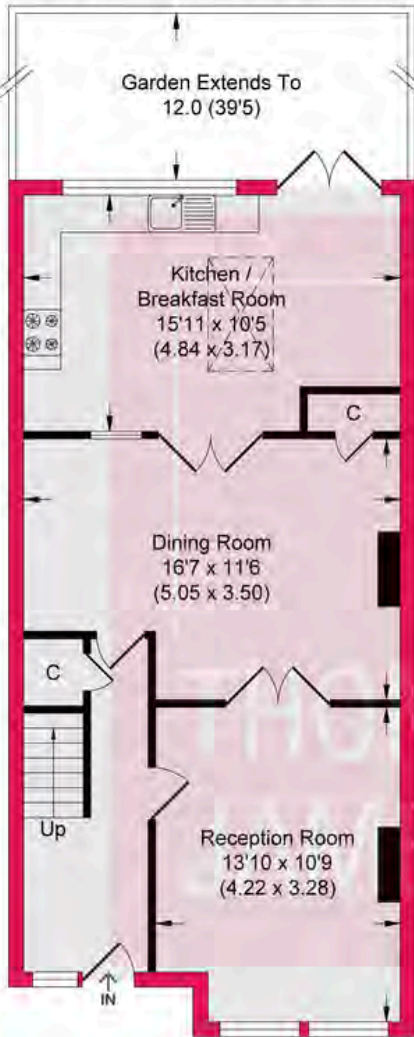
Southbury Overground station, a mere five minute walk from the property, has regular direct trains to Liverpool Street with an average journey time of 34 minutes. Ponders End station is just under a mile away. The A10 and M25 are easily accessible, offering quick road links into the centre of London and elsewhere.

Local green spaces include Durants Park, Jubilee Park, and the 1,000-acre Lee Valley Country Park.

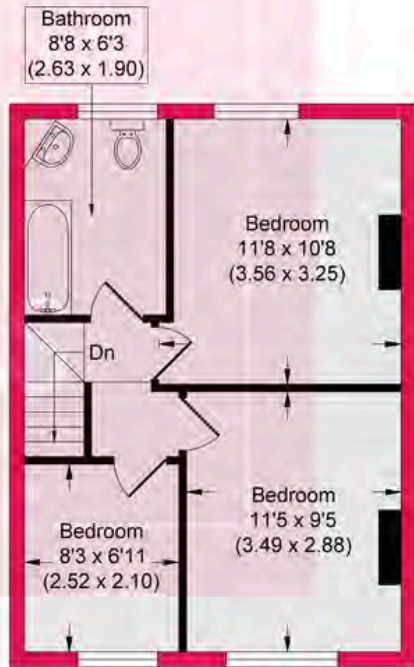
TRANSPORT



Ground Floor
54.35 sq.m. (585.01 sq.ft.) approx.



Second Floor
36.11 sq.m. (388.68 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 90.46 sq.m. (973.69 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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don't leave
Sorrow live
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the hand
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good
and the world
come to your
heart

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