



31 Sketty Road, Enfield Town
£250,000 Leasehold



31 Sketty Road, Enfield Town

25 Silver Street, Enfield Town,
Middlesex, EN1 3EF

0208 364 4118
www.kings-group.net

- One Bedroom Flat
- Spacious Lounge
- Double Bedroom
- Three Piece Bathroom Suite
- Fully Fitted Kitchen
- Within Walking Distance to Enfield Town Station
- Ideal First Time Purchase or Investment Opportunity
- Close Proximity to Local Shops and Amenities
- Easy Access to the A10, A406 & M25
- Newly Painted and New Flooring

Kings Group - Enfield Town are pleased to present this ONE BEDROOM RECENTLY REFURBISHED THROUGHOUT FLOOR FLAT situated on a great residential road within walking distance of Enfield Town Station, close to an abundance of local shops and amenities in addition, the A10 is easily accessible offering good road links to the A406 and M25. This property is ideal for first time buyers or buy-to-let investors comprising of a spacious lounge, double bedroom, newly fitted kitchen, new three piece bathroom suite and a well maintained garden. Please do not hesitate to contact us on 0208 364 4118 to arrange your viewing.

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Entrance

Hallway

Storage cupboard, double radiator, loft access, smoke alarm, carpeted flooring.

Bathroom 4'24 x 8'96 (1.22m x 2.44m)

Single glazed window to front, single radiator, panel enclosed bath with mixer tap and thermostatically controlled shower, pedestal wash hand basin, low level W.C, part tiled walls, plumbed for washing machine, lino flooring.

Lounge 12'56 x 11'78 (3.66m x 3.35m)

Single glazed window to front, double radiator, TV point, phone point, power points, carpeted flooring.

Kitchen 8'96 x 12'60 (2.44m x 3.66m)

Single glazed window to side, double radiator, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, integrated electric oven/hob, integrated extractor fan, space for fridge/ freezer, spotlights, power points, lino flooring, door leading to garden.

Bedroom 10'72 x 11'81 (3.05m x 3.35m)

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

Garden

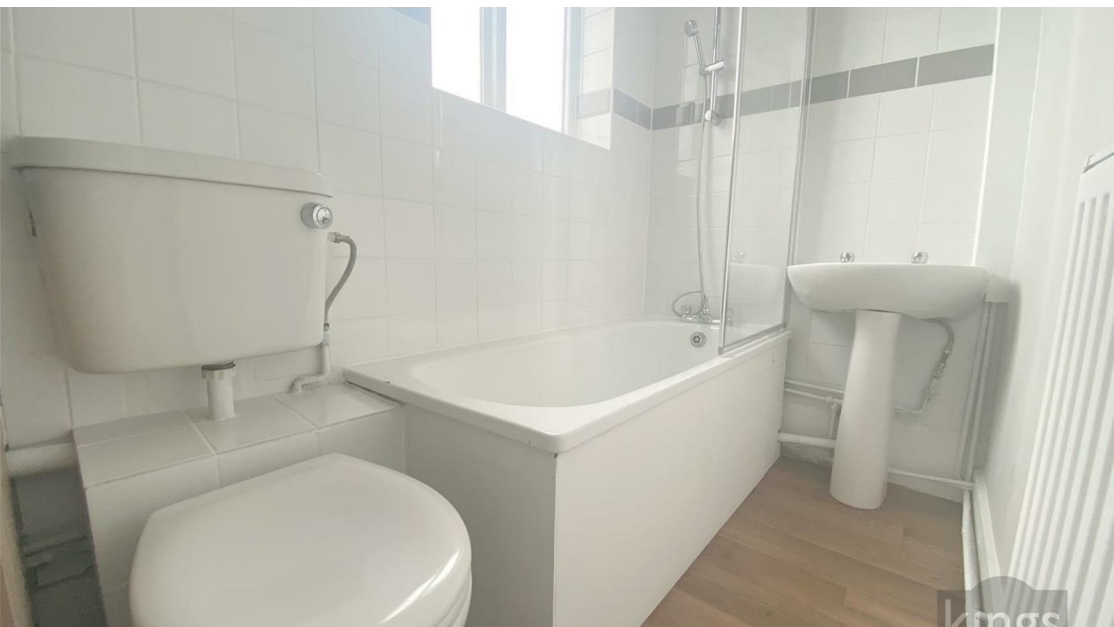
Mainly laid to lawn.



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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