



**[www.kings-group.net](http://www.kings-group.net)**

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**Sherborne Avenue, Enfield, EN3 5BW**  
**Offers In The Region Of £359,995**

KINGS GROUP are delighted to offer this THREE BEDROOM House to the Market. Situated within close proximity to all LOCAL SHOPS & AMENITIES including Brimsdown Train Station offering great access into both TOTTENHAM HALE & LONDON LIVERPOOL STREET. This property would make an Ideal First Time Buy or a Buy To Let Opportunity, with potential Rental Income of £19,200PA. Benefiting From Front Gardens, Ground Floor Cloakroom, First Floor Bathroom, Lounge/Dining Room, Fitted Kitchen, Conservatory & Double Glazed/Gas Central Heating.

FRONT DOOR TO

ENTRANCE HALLWAY

With radiator, intruder alarm.

DOWNSTAIRS W.C

With part tiled walls, radiator, pedestal wash hand basin, low level W.C, carpeted flooring.

RECEPTION ROOM

17'08 x 15'06 (5.38m x 4.72m)

With coved and textured ceiling, TV point, phone point, power points, carpeted flooring.

KITCHEN

11'02 x 8'0 (3.40m x 2.44m)

With double glazed window to front, textured ceiling, range of base and wall units with roll top work surfaces, sink and drainer unit, electric oven / gas hob, space for fridge/freezer, plumbed for washing machine and dishwasher, power points, lino flooring.

CONSERVATORY

12'08 x 11'06 (3.86m x 3.51m)

With UPVC windows, power points, carpeted flooring.

FIRST FLOOR LANDING

BEDROOM ONE

14'07 x 9'08 (4.45m x 2.95m)

With double glazed window to front, single radiator, power points, carpeted flooring.

BEDROOM TWO

12'09 x 8'06 (3.89m x 2.59m)

With double glazed window to rear, power points, carpeted flooring.

BEDROOM THREE

9'05 x 6'10 (2.87m x 2.08m)

With double glazed window to rear, power points, carpeted flooring.

BATHROOM

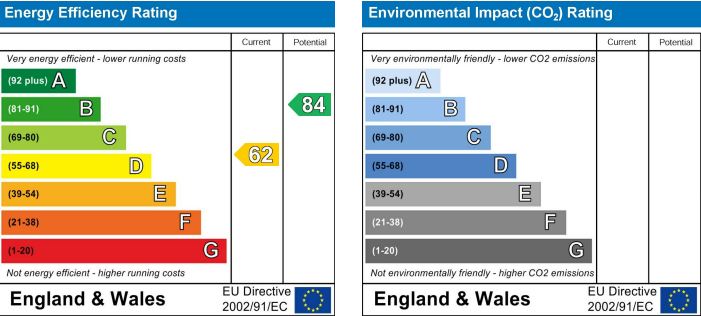
6'07 x 6'03 (2.01m x 1.91m)

With double glazed frosted window to rear, radiator, panel enclosed bath, pedestal wash hand basin, low level W.C, carpeted flooring.

GARDEN

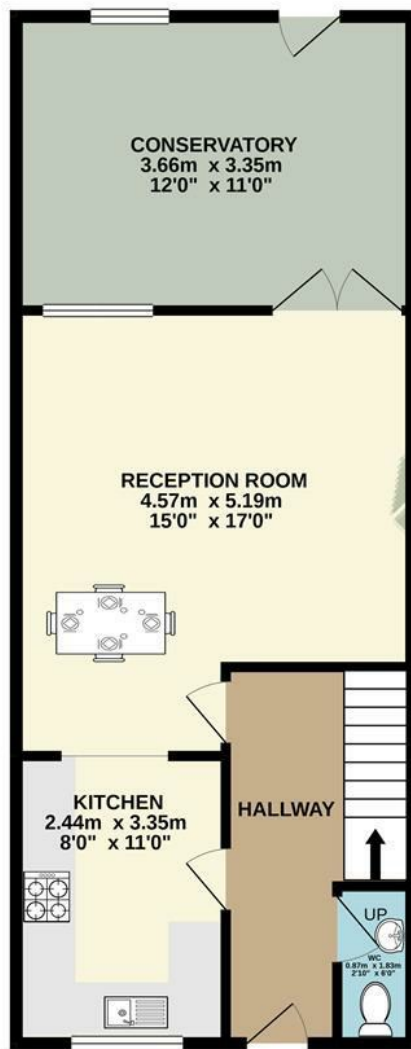
50'0 (15.24m)

Mainly laid to lawn with plant and shrub borders, wood shed.

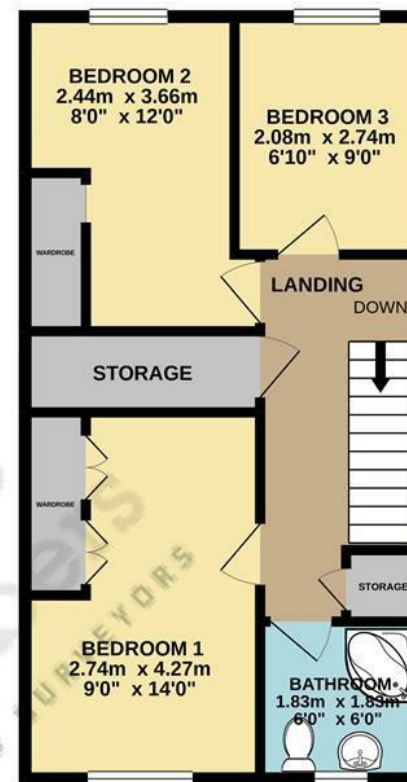




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 101.0 sq.m. (1087 sq.ft.) approx.

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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