

Riley Road, Enfield, EN3 5QB
Offers In The Region Of £425,000 Freehold

KINGS GROUP are delighted to offer this THREE BEDROOM, SEMI DETACHED Property to the Market. Situated within close proximity to all local shops and amenities, Including Tottenham Hale & LONDON LIVERPOOL STREET. Benefiting from Off Street Parking, Spacious Hallway/Landings, Spacious Lounge, Dining Room, Fitted Kitchen, First Floor Bathroom, Double Glazed & Gas Central Heating. With Potential Rental Income of £19,800 PA this would make an ideal Buy To Let Opportunity or a Family Home and is also offered on a chain free basis.

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FRONT DOOR TO:

ENTRANCE HALLWAY 18'0 x 5'0 (5.49m x 1.52m)

With single radiator, laminated wood style floor, doors to:

THROUGH LOUNGE 12'0 x 24'11 (3.66m x 7.59m)

With double glazed window to front, coved ceiling, spotlights, double radiator, TV point, telephone point, power points, laminated wood style floor.

RECEPTION TWO/BEDROOM FOUR 12'0 x 7'10 (3.66m x 2.39m)

With double glazed window to rear, gardens, double radiator, TV point, power points, laminated wood style floor. TO:

EN-SUITE SHOWER/WC 6'0 x 2'0 (1.83m x 0.61m)

With tiled walls, step up shower cubicle, wash hand basin, low level W.C, tiled floor.

KITCHEN 17'10 x 7'11 (5.44m x 2.41m)

With double glazed window to side, range of base and wall units work tops over, stainless steel sink and drainer unit, electric oven/ hob, chimney style hood extractor, space for fridge/freezer, plumbing for washing machine and dishwasher, power points, tiled floor.

GROUND FLOOR CLOAKROOM 3'0 x 2'0 (0.91m x 0.61m)

With tiled walls, low level W.C, single radiator, tiled floor

FIRST FLOOR LANDING 6'0 x 9'0 (1.83m x 2.74m)

With double glazed window to side, carpet. doors to:

BEDROOM ONE 11'0 x 10'0 (3.35m x 3.05m)

With double glazed window to front, double radiator, TV point, power points, laminated wood style floor.

BEDROOM TWO 11'0 x 10'0 (3.35m x 3.05m)

With double glazed window to rear, gardens double radiator, power points, carpet.

BEDROOM THREE 6'0 x 8'0 (1.83m x 2.44m)

With double glazed window to front, double radiator, power points, laminated wood style floor.

BATHROOM 6'09 x 5'05 (2.06m x 1.65m)

With double glazed frosted window to rear, tiled walls, panel enclosed bath with shower attached, pedestal wash hand basin, extractor fan, single radiator, tiled floor

SEPERATE W.C 3'10 x 2'0 (1.17m x 0.61m)

With double glazed window to side, tiled walls, low level W.C, tiled floor.

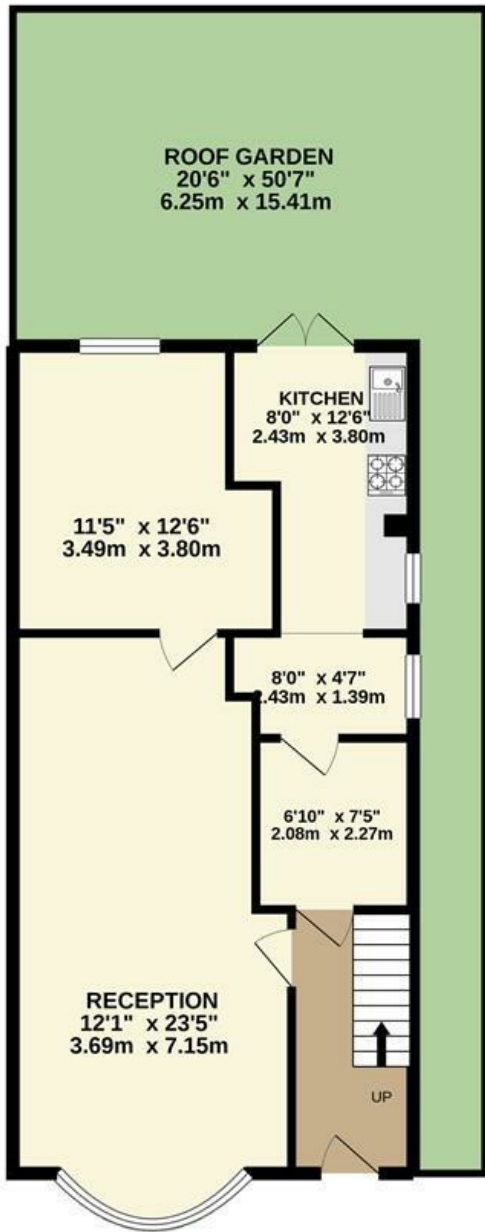
EXTERIOR:

REAR GARDENS 80'0 (approx) (24.38m (approx))

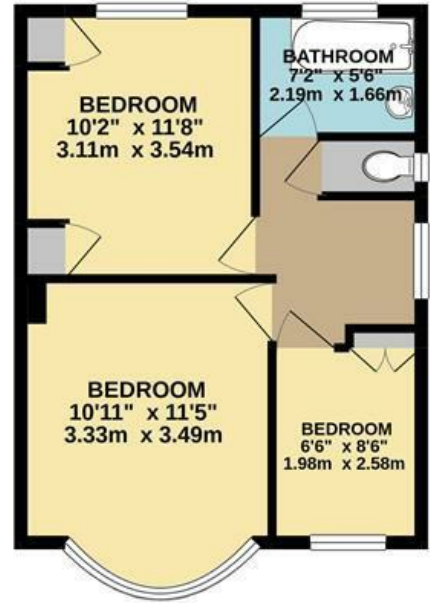
Mainly laid to lawn with shrub borders, brick built shed.

FRONT GARDENS

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) 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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