



www.kings-group.net

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Enfield Highway EN3 5AZ
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Broadfield Square, Enfield, EN1 3PA
Offers In The Region Of £384,995

KINGS GROUP Are delighted to offer this THREE BEDROOM, Terraced House to the market. A RARE addition to the market this wonderful opportunity has potential for FURTHER DEVELOPMENT STP and would make an ideal FIRST TIME BUY or an INVESTMENT Opportunity. Benefiting from a Spacious Lounge/Dining Room, Fitted Kitchen, Off Street Parking, Double Glazing, Gas Central Heating and is offered with no onward chain. Situated within the Sought after EN1 Postcode this property is situated within close proximity to all local shops and amenities and has great access into both Tottenham Hale & London Liverpool Street.



FRONT DOOR TO

PORCH

With double glazed window to front, door to kitchen.

KITCHEN

10'11 x 10'0 (3.33m x 3.05m)

With double glazed window to rear, coved ceiling, spotlights, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated electric oven/ hob, integrated extractor, space for washing machine, double radiator, power points, tiled flooring, stairs to first floor landing, under stairs meter cupboard.

RECEPTION ROOM

13'11 x 11'0 (4.24m x 3.35m)

With double glazed window to front, coved ceiling with central rose, double radiator, power points, laminated wood style flooring.

DINING ROOM

13'0 x 7'0 (3.96m x 2.13m)

With double glazed window to side and door to rear, coved ceiling, double radiator, power points, laminated wood style flooring.

INNER HALLWAY

With boiler cupboard, door to bathroom and garden

BATHROOM

6'10 x 5'0 (2.08m x 1.52m)

With double glazed window to side, fully tiled walls, single radiator, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C, tiled flooring.

FIRST FLOOR LANDING

With double glazed window to front, loft access, carpeted flooring and doors to:-

BEDROOM ONE

11'0 x 11'0 (3.35m x 3.35m)

With double glazed window to rear and front, double

radiator, shower cubicle, power points, carpeted flooring.

BEDROOM TWO

9'0 x 6'11 (2.74m x 2.11m)

With double glazed window to rear, double radiator, built-in wardrobe, power points, carpeted flooring.

BEDROOM THREE

10'0 x 6'0 (3.05m x 1.83m)

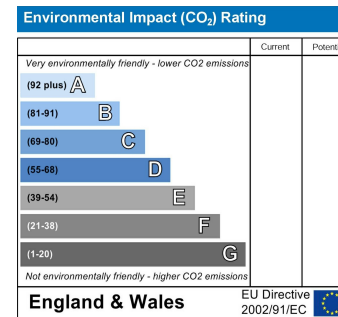
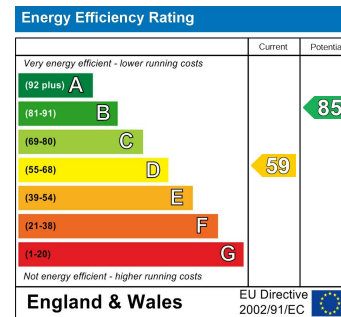
With double glazed window to front, double radiator, power points, carpeted flooring.

GARDEN

65'0 (19.81m)

Mainly laid to lawn with patio area.

New Boiler Installed And Central Heating Throughout





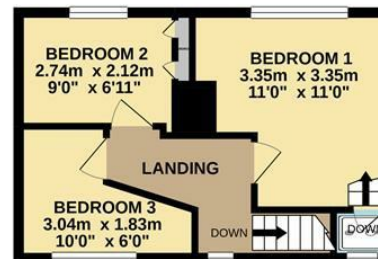
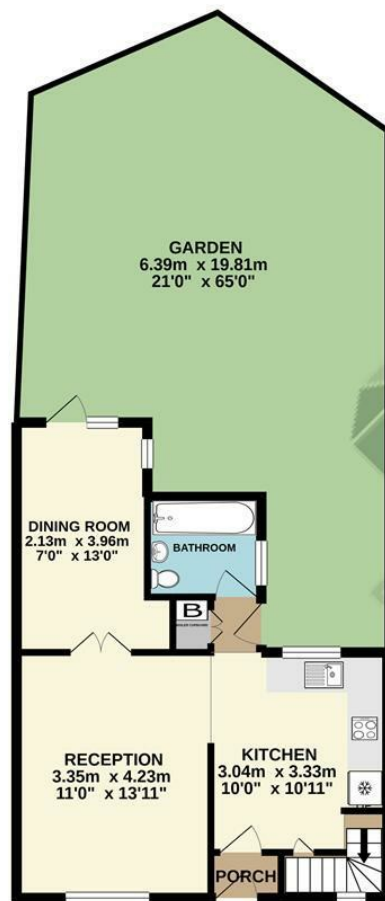
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Temple
Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA : 75.0 sq.m. (807 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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