



Forest Road, EN3 6ST
Enfield





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KINGS GROUP Are delighted to offer this RARE ADDITION to the Market, FOUR BEDROOM, DETACHED House. This Stunning & Well Presented Family home would make an ideal Home or an investment opportunity. Benefiting from a Spacious Lounge/Dining Room, Fully Fitted Modern Kitchen with Breakfast Bar, Snooker/Play Room, Ground Floor Cloakroom, First Floor Bathroom, Bar Area, Generous Size Bedrooms, Gas Central Heating, Double Glazed Windows. This property is in a highly sought after turning in the Freezywater Location and is situated within close proximity to all local shops & amenities including Enfield Lock Train Station which offers great links into both Tottenham Hale & London Liverpool Street.

Offers In The Region Of
£625,000



FRONT DOOR TO:

ENTRANCE HALLWAY

With doors to:

THROUGH-LOUNGE 25'9 x 15'8 (7.85m x 4.78m)

With double glazed window to front, radiator, staircase to first floor landing, carpet, door to:

RECEPTION TWO/ DINING ROOM 9'7 x 9'6 (2.92m x 2.90m)

With radiator, understairs storage,, open to:

KITCHEN 16'5 x 9'6 (5.00m x 2.90m)

With double glazed windows to side and rear gardens, skylight, range of wall and base units work tops over, sink unit, breakfast bar, oven, microwave, dishwasher, electric hob, oven, tiled splashbacks,, spotlights, door to side and double glazed patio doors from dining room to:

CONSERVATORY/ GAMES ROOM, 26'8 x 13'7 (8.13m x 4.14m)

With double glazed patio doors to rear gardens, glass door to:

BAR 12'3 x 7'11 (3.73m x 2.41m)

With double glazed window to side, double glazed window to rear gardens, electric heater,

GROUND FLOOR CLOAKROOM

With doors to conservatory/games and garage room, low level wc, wash hand basin,

STAIRCASE TO FIRST FLOOR LANDING

With access to loft, coved ceiling, carpet, doors to:

BEDROOM ONE 15' x 11'8 (4.57m x 3.56m)

With double glazed window to front, radiator, coved ceiling, carpet

BEDROOM TWO 14'7 x 10'9 (4.45m x 3.28m)

With two double glazed windows to front, wardrobes, coved ceiling, radiator, radiator, carpet.

BEDROOM THREE 10'11 x 9'4 (3.33m x 2.84m)

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

BEDROOM FOUR 10'11 x 8'10 (3.33m x 2.69m)

With double glazed window to rear gardens , radiator, coved ceiling.

SHOWER ROOM/WC

With low level wc, wash hand basin, shower, heated towel rail, radiator, spotlights, coved ceiling.

BATHROOM/WC

With double glazed frosted window to rear, low level wc, wall mounted wash hand basin, free standing panel enclosed bath with shower,

EXTERIOR: REAR GARDENS

With deck, lawn, water connection, shed: 7'11 x 7'8 with power,.

FRONT GARDENS

With Off Street Parking.

GARAGE 20'2 x 14'9 (6.15m x 4.50m)

Via up and over door, power, fridge. plumbing for washing machine, space for tumble dryer, carpet









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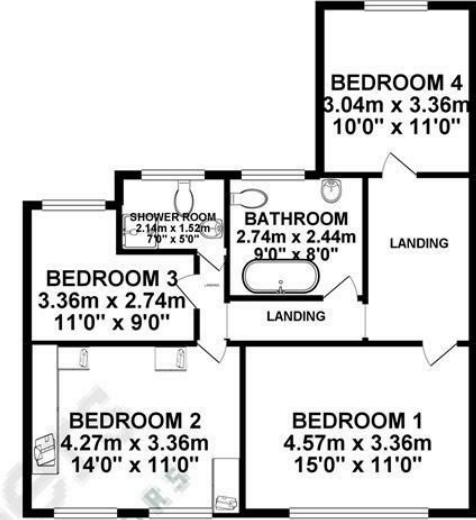
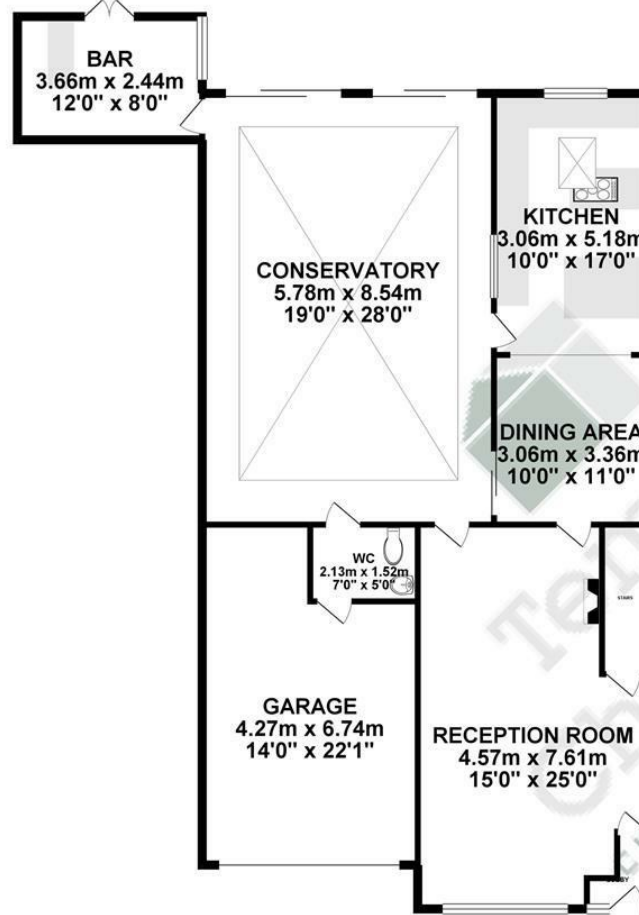
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR 147.98 sq. m.
(1592.86 sq. ft.)

1ST FLOOR 68.35 sq. m.
(735.72 sq. ft.)



TOTAL FLOOR AREA : 216.33 sq. m. (2328.58 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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