



www.kings-group.net

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South Ordnance Road, Enfield, EN3 6JN
Offers In The Region Of £575,000

****LOCK COTTAGE SITUATED within a Conservation Area**** **KINGS GROUP** Are delighted to offer this **RARE ADDITION** and **WELL PRESENTED**, **THREE/FOUR Bedroom/ Second Reception Room**, **DETACHED COTTAGE** to the Market. This **Grade II Listed Property** is Situated in a **Highly Sought After Location**, within **Government Row**. Boasting from **Canal Views**, **Fitted Kitchen**, **Reception/Dining Room**, **Ground Floor WC**, **Gas Central Heating**, **Sash Windows**, and is situated within close proximity to **Enfield Lock Train Station** which has great access into both **Tottenham Hale & London Liverpool Street**. Also Benefiting from **55ft Boat Mooring**, **Side Entrance**, **Side Garden**, **Newly Fitted Carpets**, **Polished Floor Boards**, **Internal Viewings** are Highly Recommended.

FRONT DOOR TO

ENTRANCE HALLWAY

3'0 x 6'0 (0.91m x 1.83m)

With tiled flooring, door to kitchen and bathroom.

BATHROOM

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

With double glazed window to rear, tiled walls, panel enclosed bath with mixer tap and shower attached, low level W.C, extractor fan, single radiator, tiled flooring.

KITCHEN

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

With window to front and rear, coved ceiling, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, integrated extractor fan, space for

fridge/freezer, plumbed for washing machine and dishwasher, single radiator, power points, tiled flooring.

RECEPTION ROOM ONE

10'0 x 8'0 (3.05m x 2.44m)

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

RECEPTION ROOM TWO

10'0 x 14'0 (3.05m x 4.27m)

With double glazed window to front and side, single radiator, power points, laminated wood style flooring.

FIRST FLOOR LANDING

3'11 x 8'0 (1.19m x 2.44m)

With carpeted flooring, doors to:-

BEDROOM ONE

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

With window to front, single radiator, carpeted flooring.

BEDROOM TWO

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

With window to front, single radiator, phone point, power points, carpeted flooring.

BEDROOM THREE

8'11 x 6'11 (2.72m x 2.11m)

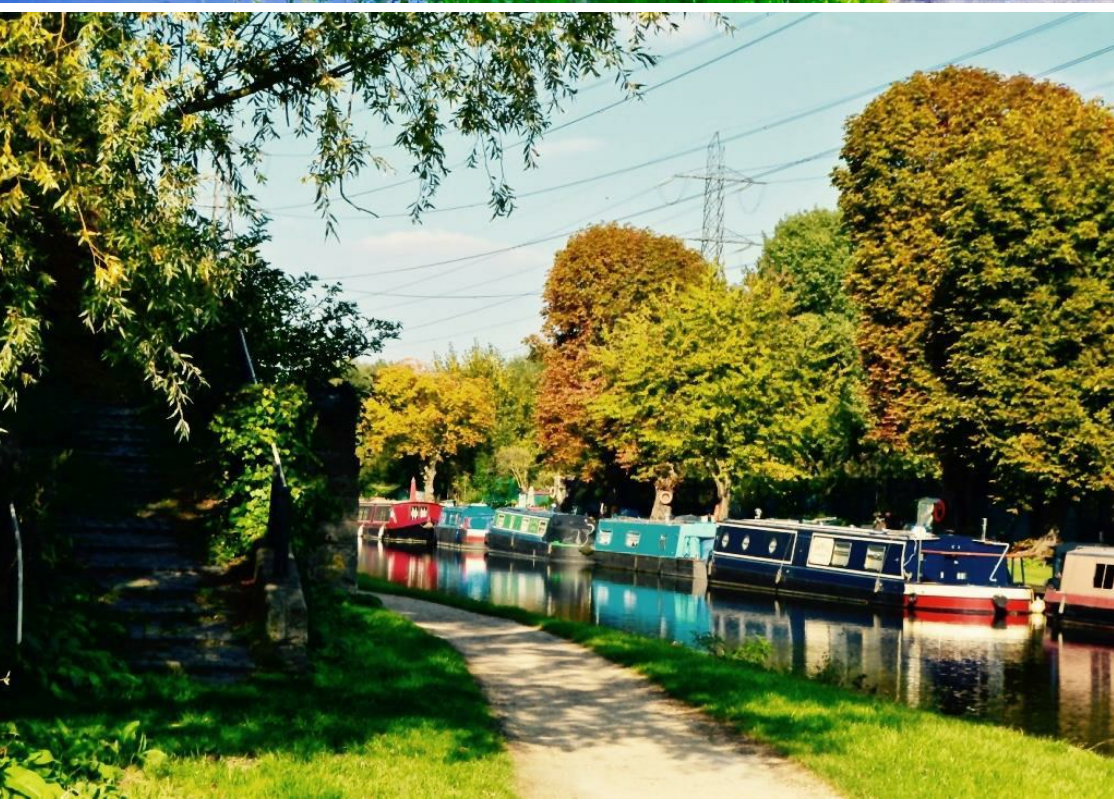
With window to front, single radiator, carpeted flooring.

GARDEN

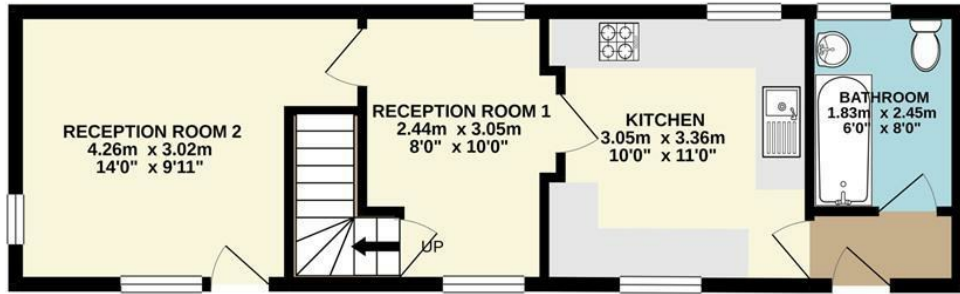
Approx 30ft, Brick Shed.

BOAT MOORING





GROUND FLOOR



1ST FLOOR



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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