



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

25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

Alberta Road, Enfield, EN1 1JB  
Offers In Excess Of £270,000

Kings Group - Enfield Town are delighted to bring to the market this CHAIN FREE One Bedroom First Floor Maisonette which is located within walking distance of Bush Hill Park Mainline Station offering fast links into London and surrounding areas. It also benefits from having good road links being a short distance from the A10 / M25. The property comprises of a spacious living space, fitted kitchen, bathroom and 1 double bedroom. The property has the added bonus of being gas central heated and having loft access. Keys are held in the office - so call today to arrange a viewing.

### Hallway

Opaque window to front aspect, real wood flooring.

### Lounge

**13'1" x 12'7" (3.99 x 3.84)**

Sash window to rear aspect, TV point, telephone point, power points, feature fireplace, real wood floor.

### Kitchen

**8'10" x 6'9" (2.69 x 2.06)**

UPVC double glazed window to side aspect, range of wall and base units with work surfaces over, stainless steel sink unit, with mixer tap, tiled splashbacks, plumbed for washing machine, fitted electric oven and gas hob with extractor hood over, single radiator, power points, tiled floor.

### Bedroom

**14'5" x 9'10" (4.39 x 3.00)**

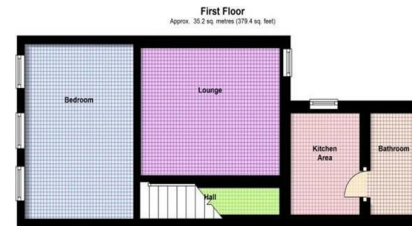
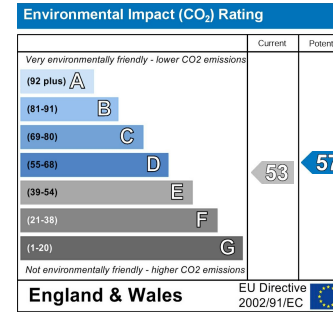
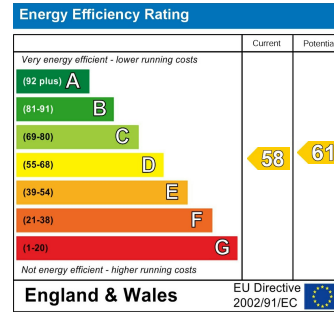
UPVC double glazed window to front aspect, double radiator, power points, carpet.

### Bathroom

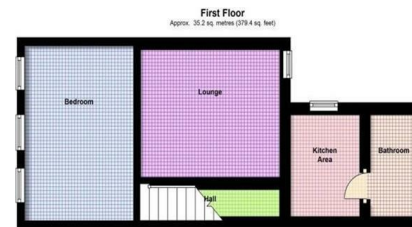
Opaque sash window to rear aspect, tiled walls, suite comprising panel enclosed bath with shower attachment, wash hand basin with vanity unit under, low flush w.c. heated towel rail, tiled floor.

### Floor Area

441 sq ft (41 sq m)



Total area: approx. 35.2 sq. metres (379.4 sq. feet)



Total area: approx. 35.2 sq. metres (379.4 sq. feet)

