



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

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Enfield Town EN1 3EF  
Tel: 0208 364 4118

Churchbury Lane, Enfield, EN1 3HJ  
£485,000

Kings Group - Enfield Town are pleased to offer this CHAIN FREE THREE BEDROOM TUNNEL-LINKED TERRACE HOUSE which is located on the Ever Popular WILLOW ESTATE within easy reach of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the underground (Victoria Line) at Seven Sisters, local shops and amenities are also easily accessible. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Waverley School and Forty Hill C of E Primary School. The accommodation comprises a lounge, fitted kitchen/diner, three bedrooms, family shower room and 60ft (approx.) garden.

Internal viewing is recommended - call 0208 364 4118 to book an appointment.

### Entrance Porch

Front doors to:-

### Hallway

Single glazed opaque window to front aspect, coved ceiling, double radiator, stairs to first floor landing, storage cupboard, meter cupboard, telephone point, smoke alarm, power points, carpeted flooring.

### Reception Room

**11'0 x 15'5 (3.35m x 4.70m)**

Double glazed window to front aspect, double radiator, TV point, phone point, power points, carpeted flooring.

### Kitchen/ Diner

**6'7 x 15'6 (2.01m x 4.72m)**

Double glazed window to rear aspect, double radiator, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, space for gas cooker, space for fridge freezer, plumbed for washing machine, power points, laminate flooring, double glazed sliding patio door leading to garden.

### First Floor Landing

Loft access, smoke alarm, power points, carpeted flooring.

### Bathroom

**4'5 x 9'2 (1.35m x 2.79m)**

Double glazed opaque window to rear aspect, single radiator, shower cubicle, wash hand basin with mixer tap, low level W.C, part tiled walls, extractor fan, spotlights, lino flooring.

### Bedroom One

**12'0 x 12'7 (3.66m x 3.84m)**

Double glazed window to front aspect, double radiator, phone point, power points, carpeted flooring.

### Bedroom Two

**9'7 x 10'9 (2.92m x 3.28m)**

Double glazed window to rear aspect, double radiator, built-in wardrobes, phone point, power points, carpeted flooring.

### Bedroom Three

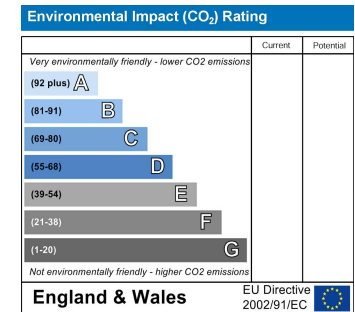
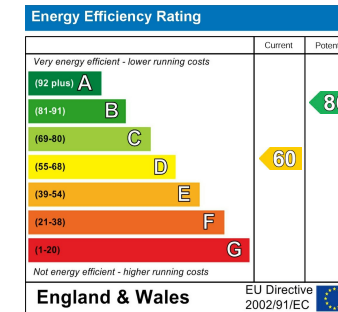
**8'2 x 6'5 (2.49m x 1.96m)**

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

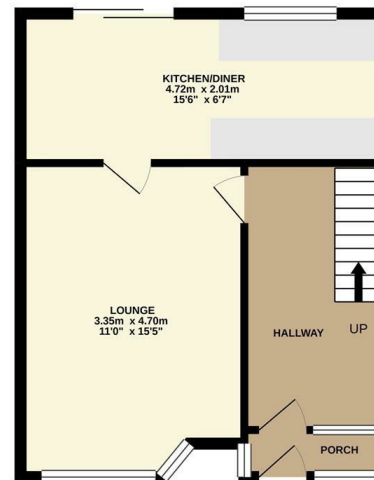
### Garden

**60'0 (approx) (18.29m (approx))**

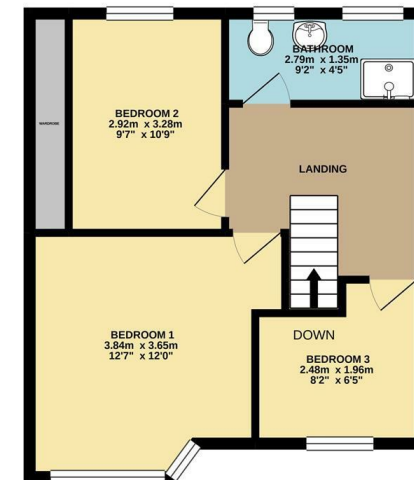
Mainly laid to lawn with plant and shrub borders, side access, raised patio, paving, two wooden sheds, outside water tap, outside security light.



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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