



## Kynaston Road, Enfield

Under Offer (SSTC)  
£600,000 (Freehold)







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**Stylish 3-bedroom terraced house, offering excellent space, in a convenient location, close to schools, transport and shops.**

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Sitting on the charming Kynaston Road in Enfield, this spacious mid-terrace house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is tastefully decorated throughout, offering a warm and inviting atmosphere from the moment you step inside.

The ground floor features a comfortable living room, perfect for relaxation or entertaining guests. Adjacent to this, you will find a delightful kitchen/diner, providing an ideal space for family meals and gatherings. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the generous west-facing garden, which includes a lovely patio area. This outdoor space is perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The garden offers ample potential for those looking to extend the property, allowing you to create your dream home tailored to your needs.

With its prime location and attractive features, this terraced house on Kynaston Road is a wonderful opportunity for anyone seeking a comfortable and stylish living space in Enfield. Don't miss the chance to make this delightful property your own.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E

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## Front Garden

Paved patio area, garden stone border.

## Porch

Carpet, gas meter box, door to Inner Hallway.

## Inner Hallway

Original wood flooring, radiator, coving to ceiling, stairs to first floor landing, understairs storage cupboard housing: electric meter and fuse box, door to lounge, door to kitchen/diner.

## Lounge

Coving to ceiling, original wood flooring, radiator, uPVC double glazed window to front aspect.

## Kitchen / Diner (Open-Plan)

Engineered wood flooring, eye and base level units, part-tiled walls, spotlights to ceiling, butler style sink with mixer tap, 5-Ring gas hob with extractor over, fitted double electric oven, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, uPVC double glazed window to rear aspect, two double glazed doors leading to rear garden, vertical radiator, additional radiator, additional storage cupboard.

## First Floor Landing

Carpet, loft access, doors to all bedrooms, door to bathroom.

## Bedroom 1

uPVC double glazed window to front aspect, radiator, coving to ceiling, fitted wardrobes, carpet.

## Bedroom 2

Carpet, uPVC double glazed window to rear aspect, radiator.

## Bedroom 3

Carpet, radiator, uPVC double glazed window to rear aspect, coving to ceiling.







BAKER  
AND  
CHASE



## Bathroom

Tiled flooring, part-tiled walls, radiator, frosted window to side aspect, storage cupboard housing boiler, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC.

## Rear Garden

Paved patio area, outside tap, part garden stone area, rest laid to lawn, shrub borders, timber-built shed, gate leading to rear pedestrian access.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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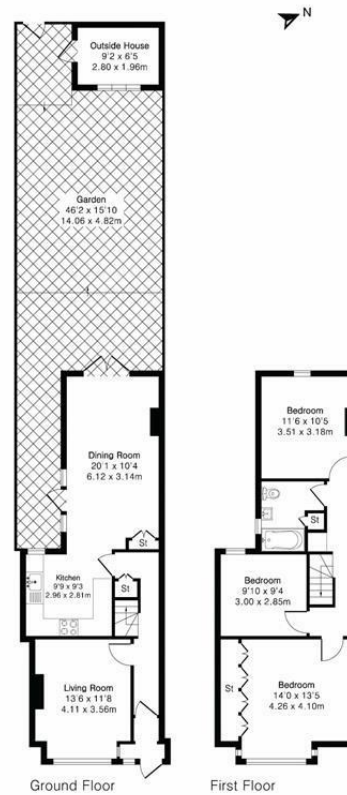








Approximate Gross Internal Area 1082 sq ft - 100 sq m  
(Excluding Outbuilding)  
Ground Floor Area 540 sq ft - 50 sq m  
First Floor Area 542 sq ft - 50 sq m  
Outbuilding Area 59 sq ft - 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E

