



www.kings-group.net

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

Great Cambridge Road, Enfield, EN1 4BY
Guide Price £470,000

GUIDE PRICE £480,000-£500,000

Kings Group - Enfield Town are pleased to offer this THREE BEDROOM SEMI DETACHED HOUSE which offers a spacious through-lounge, well equipped kitchen, downstairs W.C, utility room, three good sized bedrooms and family bathroom upstairs. There is also off-street parking to the front of the house, a double garage to the rear of the property, double glazed windows & gas central heating (untested). The property is conveniently located for access to the A10 / A406 / M25 all of which offer good road links to the surrounding areas. In our opinion this property would make the perfect family home or ideal investment property as its within the catchment area of some of Enfield's most sought after schools including Forty Hill C of E Primary School in addition to Enfield Retail Park and leisure facilities.

Entrance

Front door to:-

Through Lounge

14'3 x 27'9 (4.34m x 8.46m)

Double glazed bay window to front, two single radiators, double radiator, coved ceiling, gas fireplace with wooden over mantle, phone point, TV point, power points, laminate flooring, door to:-

Kitchen

18'5 x 10'6 (5.61m x 3.20m)

Double glazed window to rear, two single radiators, tiled splash backs, range of base and wall units with roll top granite effect work surfaces, integrated cooker, gas and electric oven, gas hob, integrated chimney style hood extractor, sink and drainer unit, space for fridge freezer, plumbed for washing machine, dishwasher, spotlights, power points, tiled flooring, double glazed french doors leading to garden.

Downstairs Cloakroom

Spotlights, tiled splash back, pedestal wash hand basin with mixer tap, low level W.C, extractor fan, tiled flooring

Utility Room

6'26 x 20'9 (1.83m x 6.32m)

double radiator, plumbed for washing machine and dryer, tiled flooring, door to front.

First Floor Landing

Loft access, carpeted flooring.

Bathroom

7'2 x 5'4 (2.18m x 1.63m)

Double glazed opaque window to front, heated towel rail, panel enclosed bath with thermostatically controlled shower attached, wash hand basin with mixer tap and vanity unit, low level W.C, tiled walls, tiled flooring.

Bedroom 1

14'9 x 10'8 (4.50m x 3.25m)

Double glazed bay window to front, double radiator, power points, laminate flooring.

Bedroom 2

13'7 x 9'3 (4.14m x 2.82m)

Double glazed window to rear, coved ceiling with central rose, double radiator, fitted wardrobe, built in storage cupboard, power points, laminate flooring.

Bedroom 3

5'9 x 7'7 (1.75m x 2.31m)

Double glazed window to front, single radiator, power points, laminate flooring.


Garden


40'0 (12.19m)

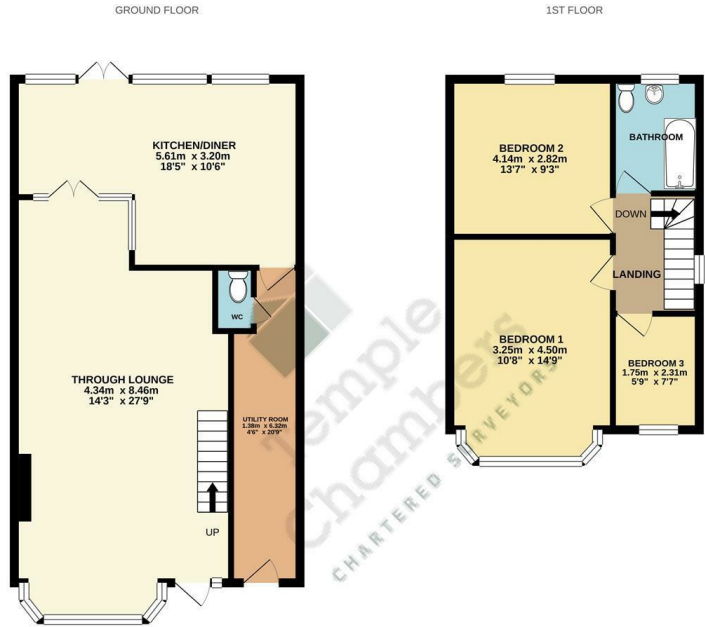
Rear access, raised patio, wood paving. wooden shed, outside water tap, outside security light.

Double Garage

With power and W.C

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 48 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 73 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 40 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |



TOTAL FLOOR AREA : 107.0 sq.m. (1152 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, corridors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide only and 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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