



www.kings-group.net

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Enfield Town EN1 3EF
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St. Marks Road, Enfield, EN1 1BJ
Offers Over £360,000

Kings Group - Enfield Town are delighted to offer this beautifully presented TWO BEDROOM SPLIT LEVEL MAISONETTE which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Local shops and amenities are also easily accessible. The property is conveniently located for access to the A10 / M25 / A406 all of which offer good road links to the surrounding areas. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and Raglan Primary Schools. The accommodation comprises lounge, fitted kitchen, two double bedrooms and family bathroom. Internal viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Entrance Hallway

Stairs to first floor, under-stairs storage cupboard, smoke alarm, power points, carpet.

Lounge

19'0" x 17'10" (5.8m x 5.44m)

UPVC double glazed windows to front aspect, double radiator, eave storage cupboards, telephone point, power points TV point, carpet.

Kitchen

13'1 x 9'8 (3.99m x 2.95m)

UPVC double glazed window to rear aspect, range of base and eye level units with oak work surfaces, tiled splash backs, double radiator, space for cooker, integrated stainless steel chimney style extractor, space for fridge freezer, sink and drainer unit with mixer tap, inset spot lights, plumbing for washing machine, power points, tiled flooring.

Bedroom One

16'4 x 11'9 (4.98m x 3.58m)

Two UPVC double glazed windows to front aspect, double radiator, fitted wardrobes, picture rail, coving to ceiling, power points, carpet.

Bedroom Two

12'0 x 11'9 (3.66m x 3.58m)

UPVC double glazed window to rear aspect, built in storage cupboard, double radiator, power points, carpet.

Bathroom

UPVC double glazed opaque window to side aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer

tap, low level WC, tiled walls, heated towel rail, tiled flooring.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(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			
(81-91) B			
(69-80) C			
(55-68) D		52	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR APPROX. FLOOR AREA 626 SQ. FT. (58.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1071 SQ. FT. (99.5 SQ. M.)

Whilst every effort has been made to ensure the accuracy of the floor plan obtained 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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