



Falmer Road, EN1 1PZ
Enfield





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Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE DOUBLE BEDROOM VICTORIAN TERRACE HOUSE within short distance of transport links including local bus routes and both Enfield Town Station(0.3 miles) and Bush Hill Park Station(0.5 miles) both of which offers direct links into the city.

This ideal family home comprises a spacious reception room, fitted kitchen/diner, utility area, three double bedrooms with en-suite to the master bedroom, first floor family bathroom and an approximate 60ft rear garden. Accommodating as the property already is, there is the potential for a single storey rear extension as planning permission has been approved under permitted development.

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Offers In Excess Of £535,000



- Chain Free
- Fitted Kitchen/Diner
- First Floor Family Bathroom
- An Approximate 60ft Rear Garden with Rear Access
- Within Close Proximity of Local Shops and Amenities

Living Room 15'1 x 14'0 (4.60m x 4.27m)

Double glazed window to the front aspect with fitted shutters, Engineered wooden flooring, Double radiator, Spotlights, Open brick fireplace with wooden surround

Kitchen/Diner 15'2 x 11'4 (4.62m x 3.45m)

Double glazed window to the rear aspect, A range of base and wall units with flat top work surfaces, Sink drainer unit, Tiled splash backs, Space for cooker, Integrated chimney style extractor hood, Plumbing for dishwasher, Space for fridge/freezer, Double radiator, Under stairs storage cupboard, Engineered wooden flooring, power points

Utility Area

Plumbing for washing machine, Two large brick built cupboards, Door leading to the garden

First Floor Landing

Carpeted flooring, Storage cupboard, Stairs leading to the second floor

Bedroom 2 15'2 x 11'3 (4.62m x 3.43m)

Double glazed window to the front aspect with fitted shutters, Double radiator, Carpeted flooring, Built in cupboard, Power points

Bedroom 3 11'5 x 8'7 (3.48m x 2.62m)

Double glazed window to the rear aspect with fitted shutters, Double radiator, Carpeted flooring, Built in cupboard, Power points

Bathroom

Double glazed opaque window to the rear aspect, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC, Tiled flooring, Partly tiled walls, Spotlights

- Three Double Bedroom Mid Terrace Victorian House
- A Naturally Bright and Airy Living Room
- Four Piece Bathroom Suite to the Master Bedroom
- 0.3 Miles to Enfield Town Station and 0.5 Miles to Bush Hill Park Station
- Easy Access to the A10/M25

Bedroom 1 14'5 x 14'5 (4.39m x 4.39m)

Double glazed window to the rear with fitted shutters, Double radiator, Carpeted flooring, Power points

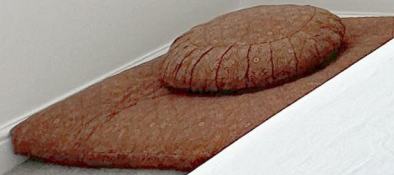
En-Suite

Two Velux windows to the front aspect, Freestanding bath with shower attachment and mixer tap, Wash basin with mixer tap and vanity unit underneath, Tiled step-in shower unit, Partly tiled walls, Eaves storage cupboard

Garden approx 60' (approx 18.29m)

Patio area, Mainly laid to lawn with plant and shrub borders, Wooden shed, Rear access

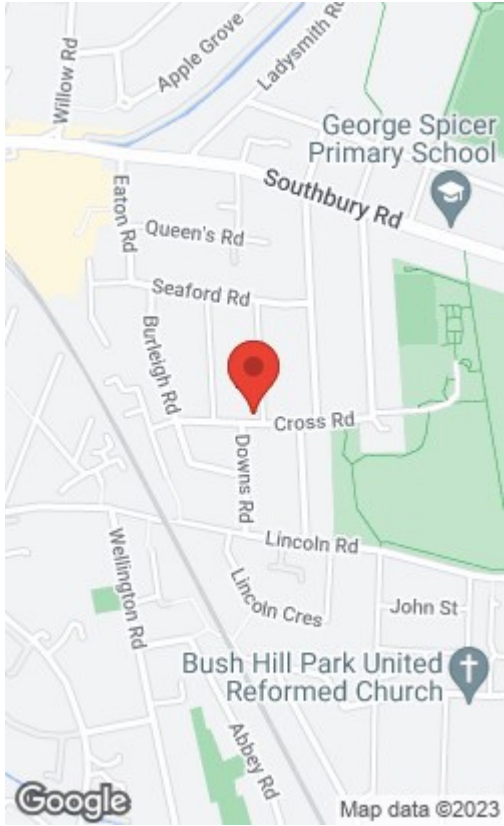




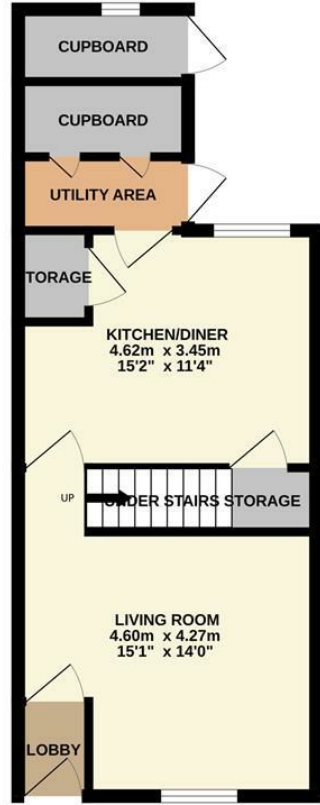




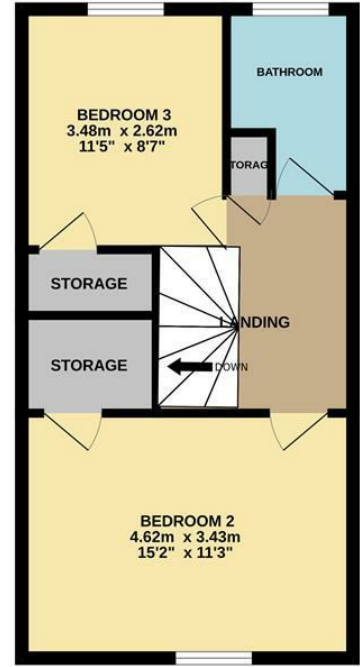
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



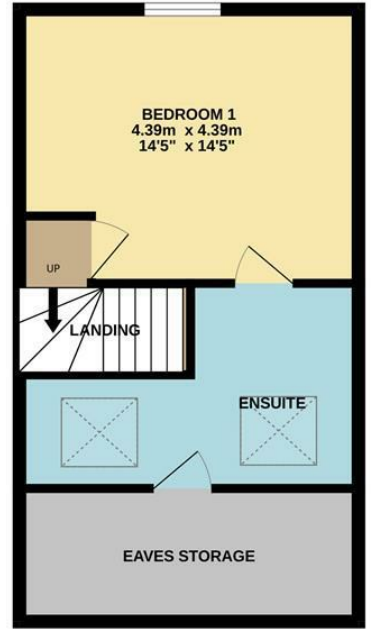
GROUND FLOOR



1ST FLOOR



2ND 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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