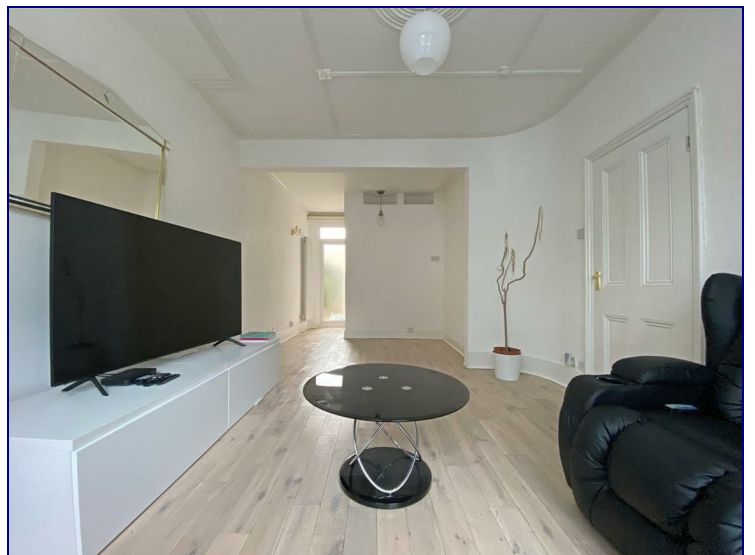
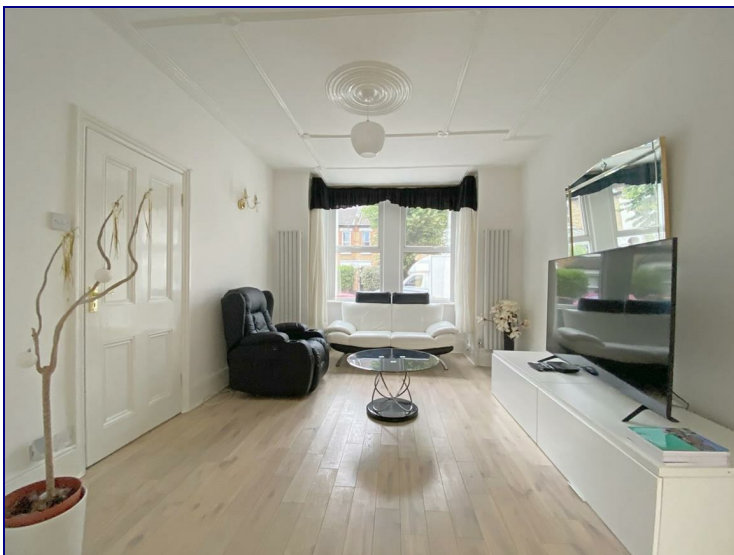


**Falmer Road, Enfield, EN1 1PZ**



**£600,000**

Kings Group - Enfield Town are pleased to offer this THREE BEDROOM PERIOD TERRACED HOUSE which is located within easy reach of Bush Hill Park Station and Enfield Town Station offering fast links into London Liverpool Street with connections to the underground (Victoria Line) at Seven Sisters. Being located in a very popular area with great access to the A10 / M25 both of which offer good road links to the surrounding areas as well as being close to local shops and amenities including Enfield Retail Parks. The property is ideally located within the catchment areas of some of Enfield's most sought after schools including George Spicer and St Andrews CofE Primary Schools.

The accommodation comprises three bedrooms, through lounge, dining room, kitchen, conservatory and bathroom. Internal viewing is recommended - call 0208 364 4118 to book an appointment to avoid disappointment.

### **Downstairs WC**

**4'47 x 5'48 (1.22m x 1.52m)**

Tiled walls, lino flooring, extractor fan, vanity unit under wash basin with mixer tap and low level WC.

### **Through Lounge**

**20'94 x 11'31 (6.10m x 3.35m)**

Double glazed bay windows to the front and rear aspect, coved ceiling, ceiling rose, three double radiator, laminate flooring, phone point, TV aerial, power points and double glazed door leading to the garden.

### **Dining Room**

**12'87 x 11'54 (3.66m x 3.35m)**

Double glazed windows to the side aspect, double radiator, tiled flooring, TV aerial and power points.

### **Kitchen**

**9'71 x 9' 84 (2.74m x 2.74m 25.60m )**

Double glazed door to the rear aspect, tiled flooring, tiled splash back walls, base and wall units with roll top work surfaces, integrated cooker, electric oven, electric hob, integrated hood chimney style extractor fan, double drainer unit sink, space for fridge freezer, integrated washing machine, integrated microwave, integrated dishwasher, spotlights, power points and double glazed door leading to conservatory.

### **First Floor Landing**

Dado rail walls, loft access, double radiator and laminate flooring.

### **Bathroom**

**8'65 x 5'37 (2.44m x 1.52m)**

Double glazed opaque windows to the side aspect, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower, vanity unit under wash basin with mixer tap, low level WC, tiled walls and spotlights.

### **Bedroom One**

**14'47 x 15'04 (4.27m x 4.67m)**

Double glazed bay windows to the front aspect, spotlights, coved ceiling, double radiator, wash basin, shower cubicle, laminate flooring and power points.

### **Bedroom Two**

**10'33 x 9'94 (3.05m x 2.74m)**

Double glazed windows to the rear aspect, double radiator, laminate flooring and power points.

### **Bedroom Three**

**10'87 x 9'42 (3.05m x 2.74m)**

Double glazed windows to the rear aspect, double radiator, laminate flooring and power points.

### **Conservatory**

**7'50 x 12'27 (2.13m x 3.66m)**

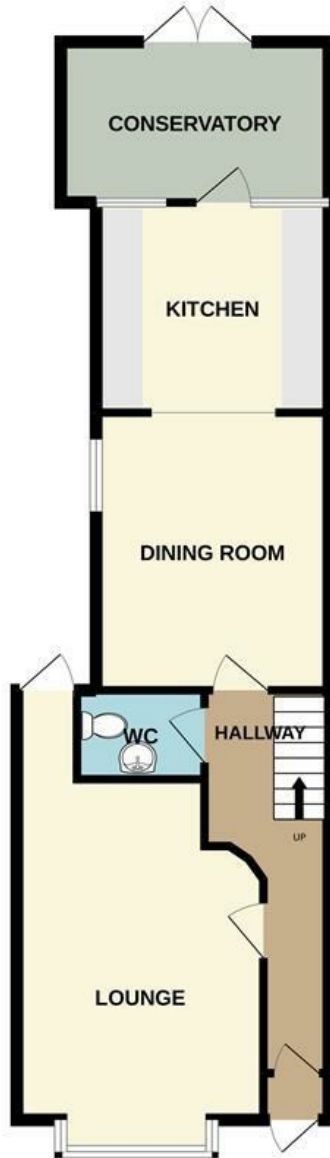
Double glazed windows to the rear and side aspect, double radiator, tiled flooring, wall mounted units and power points.

### **Garden**

Approx 30 sqft

Metal shed, water tap outside and raised flower beds.





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

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

