



Queens Road, EN1 1NH
Enfield





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Kings Group-Enfield Town are delighted to present this CHAIN FREE FOUR BEDROOM END TERRACE HOUSE located within walking distance of Enfield Town Centre which boasts an array of shops and restaurants. Additionally the property has easy access to transport links including local bus routes and Enfield Town Station. This ideal family home falls within the catchment area of some of Enfield's most sought after schools including George Spicer Primary.

The accommodation is arranged over three floors and includes two reception rooms, an extended fitted kitchen/diner and WC to the ground floor. First floor accommodation provides three sizeable bedrooms and a shower room. The top floor comprises a spacious double bedroom with en-suite shower room. The property also offers an approximate 63ft south facing rear garden with garage to the rear. Also there is off street parking for two vehicles.

Offers In Excess Of £600,000



- Chain Free
- Extended Kitchen/Diner
- Off Street Parking For Two Vehicles
- An Impressive Approx 63ft South Facing Rear Garden
- Within Walking Distance to Enfield Town Station

Hallway

Double radiator, Power points, Stairs leading to the first floor landing

Reception Room 1 13'87 x 12'05 (3.96m x 3.78m)

Double glazed window to the front aspect, Double radiator, Gas Fireplace, Carpeted flooring, Power points

Reception Room 2 12'11 x 10'25 (3.94m x 3.05m)

Double radiator, Gas Fireplace, Carpeted flooring, Power points

Kitchen/Diner 17'62 x 17'13 (5.18m x 5.18m)

Double glazed sliding doors leading to the garden, Double glazed window to the side aspect, Laminate flooring, A range of base and wall units with flat top work surfaces, Integrated electric oven, Induction hob, Extractor hood, Sink drainer unit, Plumbing for washing machine, Plumbing for dishwasher, Tiled splash backs, Power points

Downstairs WC

Double glazed opaque window to the side aspect, Partly tiled walls, Lino flooring, Wash basin, Low level WC

First Floor Landing

Stairs leading to the second floor, Carpeted flooring

Shower Room 7'49 x 7'49 (2.13m x 2.13m)

Double glazed opaque window to the rear aspect, Single radiator, Lino flooring, Walk in shower, Airing cupboard, Wash basin with mixer tap and pedestal, Low level WC, Tiled walls

Bedroom 1 13'08 x 11'25 (4.17m x 3.35m)

Double glazed bay window to the front aspect, Carpeted flooring, Single radiator, Fitted wardrobes, Power points

- Four Bedroom End Terrace House
- Two Reception Rooms
- Garage to the Rear
- Downstairs WC, First Floor Family Bathroom and a En-Suite Shower Room to the Loft Room
- Within Catchment Area of Sought After Schools Including George Spicer Primary School

Bedroom 2 12'14 x 9'94 (3.66m x 2.74m)

Double glazed window to the rear aspect, Single radiator, Carpeted flooring, Fitted wardrobes, Power points

Bedroom 3 6'51 x 6'30 (1.83m x 1.83m)

Double glazed window to the front aspect, Single radiator, Carpeted flooring, Fitted wardrobes, Power points

Bedroom 4 14'60 x 13'44 (4.27m x 3.96m)

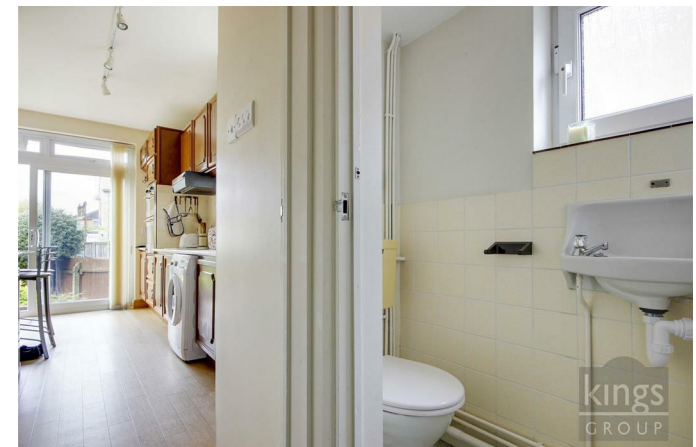
Double glazed window to the rear aspect, Eaves storage, Carpeted flooring, Double radiator, Power points

En-Suite Shower Room 6'00 x 5'09 (1.83m x 1.75m)

Double glazed opaque window to the rear aspect, Tiled walls, Lino flooring, Shower cubicle, Wash basin with pedestal, Low level WC

Garden approx 63'0 (approx 19.20m)

South facing, Side access, Garage with power and lighting, Wooden shed, Mainly laid to lawn with plant and shrub borders, Patio, Outside water tap, Automatic Patio Awning Cover



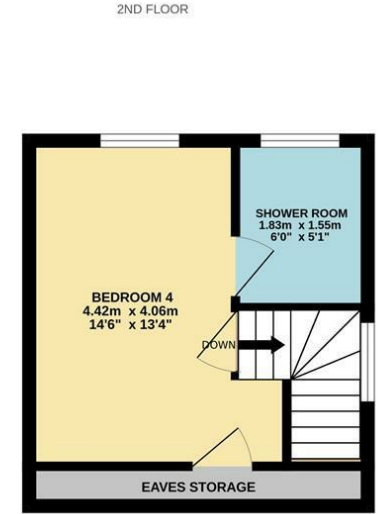
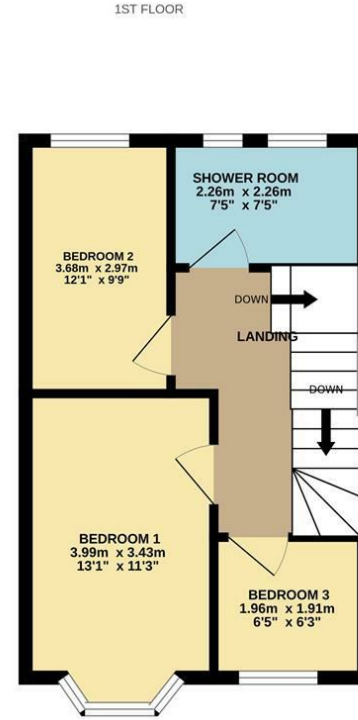


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
60	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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