

**Morley Hill, Enfield, EN2 0BQ**



**£525,000**



Kings Group-Enfield Town are pleased to present this CHAIN FREE THREE BEDROOM END TERRACE HOUSE located in a highly sought after residential road in EN2. If you are looking to put your own stamp on your next home, then look no further as this property oozes potential to be the perfect family home. Accommodation comprises two reception rooms, kitchen, downstairs wc, utility room, lean too, three good sized bedrooms and upstairs family bathroom. Benefits include an approximate 100ft rear garden and garage.

The property is within easy reach of local shops and amenities, as well as transport links including locals bus routes and Gordon Hill Station which provides direct access into the City. Additionally the property falls within catchment area of some of Enfields most sought after schools including Lavender Hill Primary School.

### **Entrance**

Single glazed opaque window to front aspect, coved ceiling, double radiator, carpeted flooring, smoke alarm, under stair storage cupboard housing electric meter, stairs leading to first floor landing.

### **W.C**

Single glazed opaque window to rear aspect, part tiled walls, tiled flooring, low level W.C.

### **Utility Room**

**4'00 x 6'76 (1.22m x 1.83m)**

Single glazed window to side and rear aspect, plumbing for washing machine and drier, work tops, part tiles walls, door leading to garden.

### **Front Lounge**

**12'85 x 12'33 (3.66m x 3.66m)**

Double glazed bay window to side aspect, coved ceiling, ceiling rose, double radiator, carpeted flooring, fireplace, TV aerial, power points

### **Lounge**

**10'85 x 12'43 (3.05m x 3.66m)**

Coved ceiling, ceiling rose, two single radiator, carpeted flooring, power points, double glazed sliding doors leading to lean to

### **Lean To**

**7'85 x 10'81 (2.13m x 3.05m)**

Double glazed window to rear aspect, single glazed window to side aspect, single radiator, carpeted flooring, power points, door leading to garden.

### **Kitchen**

**8'20 x 6'88 (2.44m x 1.83m)**

Single glazed window to side aspect, single radio, lino flooring, part tiled walls, space for cooker and fridge freezer, drainer unit sink, power points.

### **First Floor Landing**

Single glazed opaque window to side aspect, carpeted flooring, coved ceiling, power points, loft access.

### **Family Bathroom**

**6'63 x 6'43 (1.83m x 1.83m)**

Double glazed window to rear aspect, single radiator, carpeted flooring, extractor fan, enclosed bath, wall mounted electric shower, pedestal wash basin, low level W.C part tiles walls.

### **Bedroom One**

**11'13 x 13'58 (3.35m x 3.96m)**

Double glazed bay window to front aspect, double radiator, carpeted flooring, fireplace, built in wardrobes, power points.

### **Bedroom Two**

**10'14 x 11'47 (3.05m x 3.35m)**

Double glazed window to rear aspect, coved ceiling, double radiator, carpeted flooring, power points.

### **Bedroom Three**

**6'71 x 8'12 (1.83m x 2.44m)**

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

### **Garden**

Approx. over 100ft in length

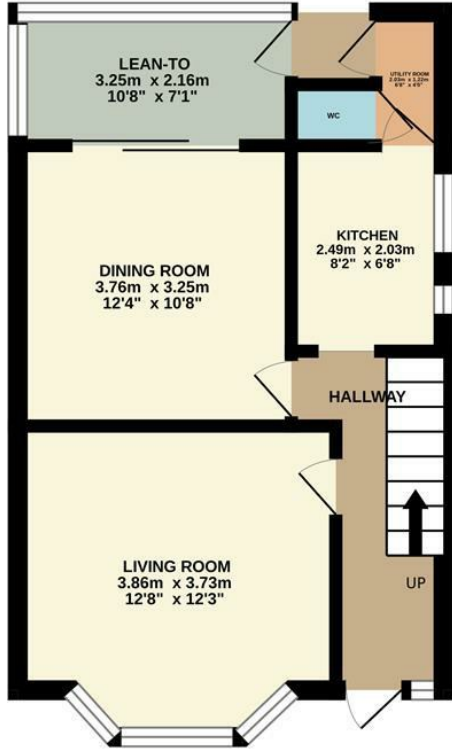
Mainly laid to lawn, water tap, side access



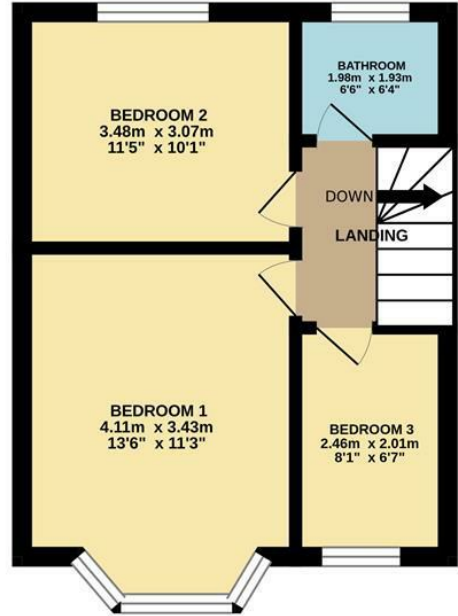




GROUND FLOOR



1ST 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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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			
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