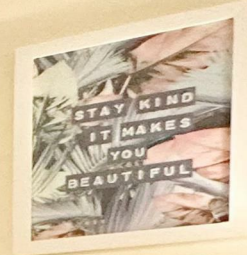




Percival Road, EN1 1QU  
Enfield







Kings  
GROUP



# Percival Road, EN1 1QU

Kings Group-Enfield Town are pleased to present this WELL PRESENTED TWO DOUBLE BEDROOM VICTORIAN TERRACE HOUSE located within close proximity of transport links including local bus routes and both Bush Hill Park Station(0.5 miles) and Southbury Station(0.5 miles) which offer direct access into the City. This ideal family home comprises an impressive 24ft living room, fitted kitchen, two double bedrooms, upstairs family bathroom and a well maintained rear garden. This property provides easy access to the A10/M25 and is within easy reach of Enfield Town Centre which boasts an array of shops and restaurants.

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Offers In Excess Of £415,000



- Two Double Bedroom Victorian Terrace House
- Fitted Kitchen
- Well Maintained Mainly Laid to Lawn Rear Garden
- Within Catchment Area of Sought After Schools Including George Spicer Primary School
- Within Close Proximity of Local Shops and Amenities

**Living Room 24'4 x 14'1 (7.42m x 4.29m)**

**Kitchen 11'3 x 8'0 (3.43m x 2.44m)**

**Bedroom 1 14'1 x 12'0 (4.29m x 3.66m)**

**Bedroom 2 11'11 x 8'9 (3.63m x 2.67m)**

**Bathroom 11'2 x 8'0 (3.40m x 2.44m)**

**Garden**

- An Impressive 24ft Living Room
- Large First Floor Family Bathroom
- Located 0.5 Miles From Both Bush Hill Park Station and Southbury Station
- Easy Access to the A10/M25
- New Double Glazing Throughout Installed 26/2/2024









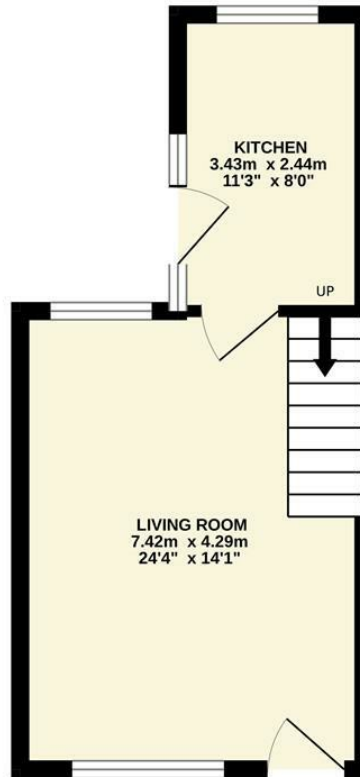




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (29-54) E (13-18) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) A (61-81) B (49-60) C (35-60) D (29-54) E (21-30) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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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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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