

Amberley Road, Enfield, EN1 2RA



£550,000

Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE BEDROOM 1930'S SEMI-DETACHED HOUSE located in a highly sought after residential road in Bush Hill Park. Step into both the living and dining rooms, both flooded with an abundance of natural light that highlights the spaciousness of the area. This versatile living space is perfect for both relaxation and entertaining, offering a welcoming atmosphere for gatherings with family and friends. The fitted kitchen is a chef's delight, providing functionality, where culinary creativity can thrive. A convenient downstairs WC adds to the practicality of the home. Venture upstairs to discover three sizeable bedrooms and upstairs family bathroom. Step outside to the approximately 50-foot rear garden, a private oasis that extends the living space outdoors. The driveway and single garage to the rear, accessed via the shared driveway, provide convenient parking options and additional storage space.

Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Single glazed opaque window to the front aspect, Double radiator, Wooden flooring, Smoke alarm, Power points

Downstairs WC

Single glazed opaque window to the side aspect, Partly tiled walls, Heated towel rail, Tiled flooring, Wash basin with pedestal, Low level WC

Reception Room 1

14'96 x 11'83 (4.27m x 3.35m)

Double glazed bay window to the front aspect, Coved ceiling, Double radiator x2, Wooden flooring, TV aerial point, Power points

Reception Room 2

12'45 x 10'62 (3.66m x 3.05m)

Double glazed window to the rear aspect, Coved ceiling, Dado rail, Wooden flooring, Power points, Double glazed door leading to the garden

Kitchen

11'05 x 6'98 (3.48m x 1.83m)

Double glazed window to the rear and side aspect, Tiled splash backs, A range of base and wall units with roll top work surfaces, Integrated cooker with an electric oven, Gas hob, Extractor hood, Integrated chimney style extractor hood, Double sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Double glazed door leading to the garden, Power points

First Floor Landing

Loft access, Smoke alarm, Carpeted flooring, Double glazed opaque window to the side aspect

Bathroom

7'88 x 6'52 (2.13m x 1.83m)

Double glazed opaque window to the front aspect, Double radiator, Tiled flooring, Panel enclosed bath with shower attachment, Wash basin with mixer tap and pedestal, Low level WC, Tiled flooring

Bedroom 1

14'59 x 10'83 (4.27m x 3.05m)

Double glazed bay window to the front aspect, Double radiator, Laminate flooring, Power points

Bedroom 2

14'59 x 12'46 (4.27m x 3.66m)

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

Bedroom 3

12'08 x 6'88 (3.86m x 1.83m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Built in wardrobes, Power points

Garden

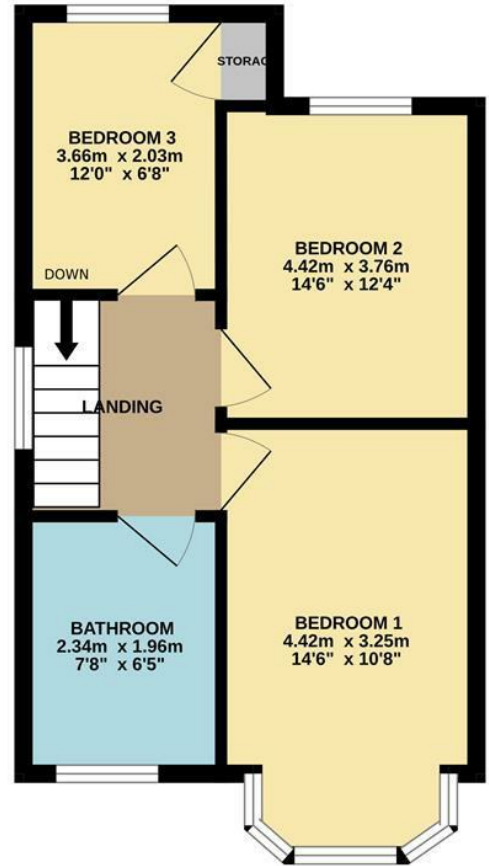
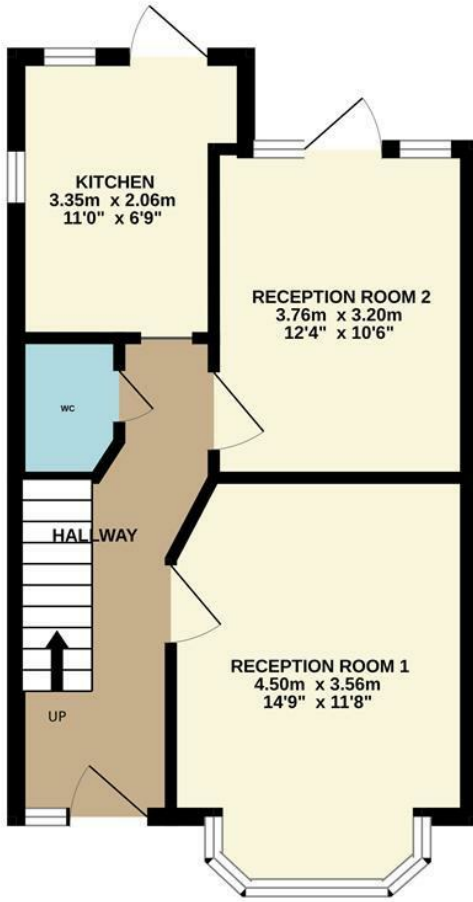
approx 50' (approx 15.24m)

Mainly laid to lawn with plant and shrub borders, Side access, Brick built shed, Outside water tap. Security light, Single garage



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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