



Burleigh Road, EN1 1NY
Enfield





KITCHEN RULES
1. Always wash your hands before and after cooking.
2. No eating or drinking in the kitchen.
3. No running or rough play in the kitchen.
4. Always use the correct knife for the job.
5. No climbing on kitchen furniture.
6. No putting anything in the oven unless it is safe to do so.
7. No touching the hot surfaces of the oven or hob.
8. No putting anything in the sink unless it is safe to do so.
9. No using the sink as a wastebasket.
10. No using the sink as a storage area for dirty dishes.

YOU DON'T NEED TO
SAY PLEASE OR THANK YOU
IF YOU DON'T WANT TO
BUT IT'S A NICE IDEA
TO TRY

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Burleigh Road, EN1 1NY

Welcome to this stunning residence that seamlessly blends modern elegance with comfortable living. As you step into the home, you are greeted by a spacious through lounge, currently serving as both a living room and dining area. The room boasts an inviting ambiance, accentuated by a striking feature fireplace that adds warmth and character to the space. Continuing through the property, you'll discover an extended modern kitchen/diner, a true culinary haven equipped with integrated appliances. The home offers three generously sized bedrooms, providing ample space for relaxation to the first floor, and a family bathroom. Step outside into the well-maintained garden, a harmonious blend of paved areas and lush lawn spanning an impressive 58 ft.

£510,000



- Three Bedroom Victorian Terrace House
- Spacious Through Lounge
- An Approximate 58ft Well Maintained Rear Garden
- Within Close Proximity of Transport Links Including Enfield Town Station(0.3 miles) and Bush Hill Park Station(0.5 miles)
- Bright and Airy Throughout

- Extended Modern Fitted Kitchen/Diner With Integrated Appliances
- Upstairs Family Bathroom
- The Perfect Blend of Classic and Modern Design
- Within Catchment Area of Highly Sought After Schools Including George Spicer Primary and Bush Hill Park Primary
- Ideal Family Home

Reception/Dining Room 24'9 x 13'1 (7.54m x 3.99m)

Kitchen 12'5 x 11' (3.78m x 3.35m)

Principle Bedroom 13'1 x 10'8 (3.99m x 3.25m)

Bedroom 2 11'3 x 8'5 (3.43m x 2.57m)

Bedroom 3 7'8 x 5'9 (2.34m x 1.75m)

Bathroom

Rear Garden 57'8 x 14'2 (17.58m x 4.32m)





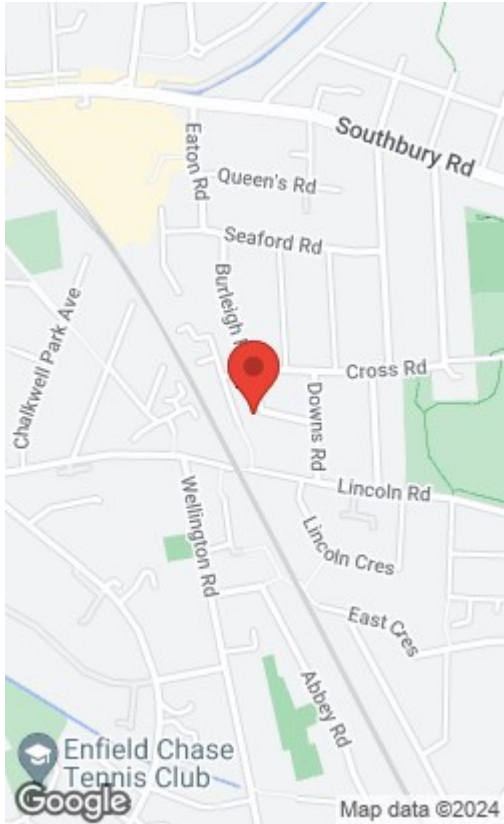
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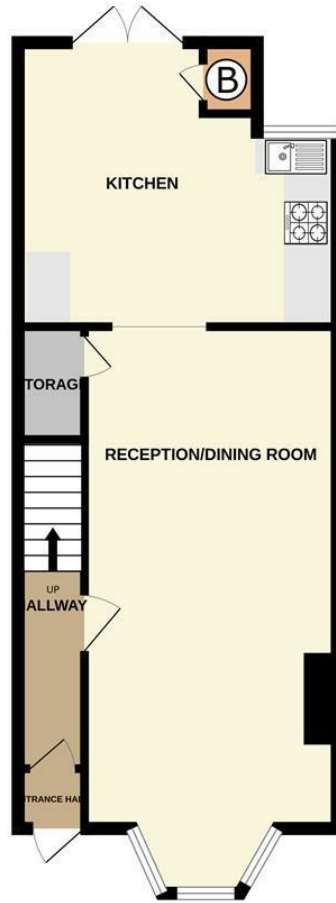


| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher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

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| 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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