



Harman Road, EN1 1LA
Enfield





Kings
GROUP

Harman Road, EN1 1LA

Kings Group - Enfield Town are pleased to offer this THREE BEDROOM VICTORIAN TERRACE HOUSE which is located within walking distance of Bush Hill Park Station offering direct links to Liverpool Street Station in addition, the A10, A406 and M25 are easily accessible. Internally the accommodation comprises a spacious through lounge, well equipped kitchen, three bedrooms, family bathroom and a well maintained approximate 53ft garden. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary School.

£475,000



- Three Bedroom Victorian Terrace House
- Fitted Kitchen
- An Approximate 53ft Mainly Laid to Lawn Rear Garden
- Within Close Proximity of Transport Links Including Bush Hill Park Station
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School

Entrance Hallway

Textured ceiling, Wooden flooring

Lounge 27'5 x 14'18 (8.36m x 4.27m)

Double glazed bay window to the front aspect, Double glazed window to the rear aspect, Textured ceiling, Two double radiators, Wooden flooring, Tiled surround fireplace, Power points, Built in storage cupboard

Kitchen 9'71 x 14'70 (2.74m x 4.27m)

Double glazed window to the rear aspect, Double radiator, Lino flooring, Tiled splash back walls, A range of base and wall units with roll top work surfaces, Integrated electric oven with induction hob, Integrator extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Double glazed door leading to garden, Power points

First Floor Landing

Loft access, Built in storage

Bathroom 6'55 x 5'74 (1.83m x 1.52m)

Double glazed opaque windows to the side aspect, Heated towel rail, Tiled flooring, Panel enclosed bath with shower attachment, Wash basin with mixer tap & vanity unit under, Low level WC, Tiled walls

Bedroom 1 13'33 x 14'16 (3.96m x 4.27m)

Double glazed bay windows to the front aspect, Double radiator, Built in wardrobes, Power points

Bedroom 2 10'87 x 8'68 (3.05m x 2.44m)

Double glazed windows to the rear aspect, Double radiator, Carpeted flooring, Power points

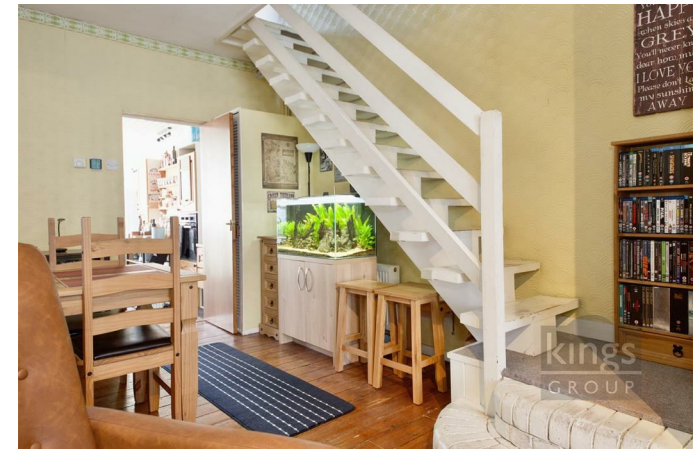
- An Impressive 27ft Dual Aspect Through Lounge
- Upstairs Family Bathroom
- High Ceilings Throughout
- Within Walking Distance of Local Shops and Amenities
- Sought After Bush Hill Park Location

Bedroom 3 9'73 x 9'75 (2.74m x 2.74m)

Double glazed windows to the rear aspect, Double radiator, Carpeted flooring, Power points

Garden 53' (16.15m)

Mainly laid to lawn with plants and shrub borders, Rear access, Patio

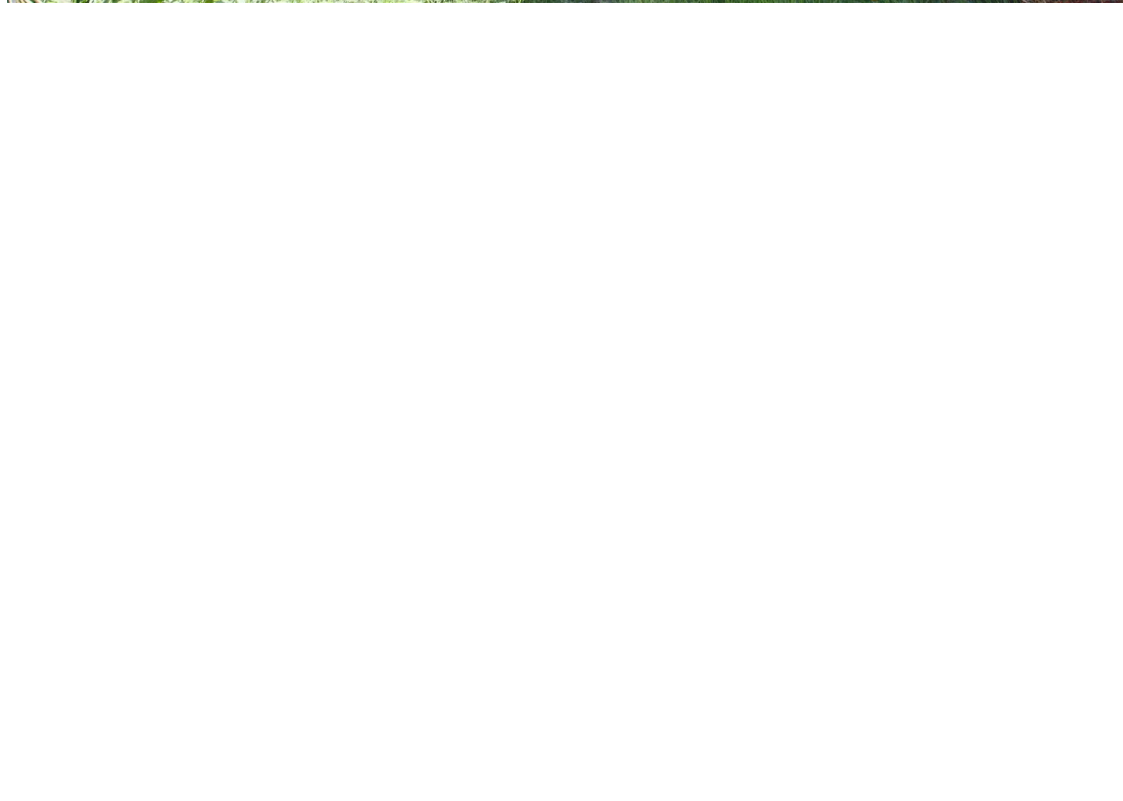




kings
GROUP



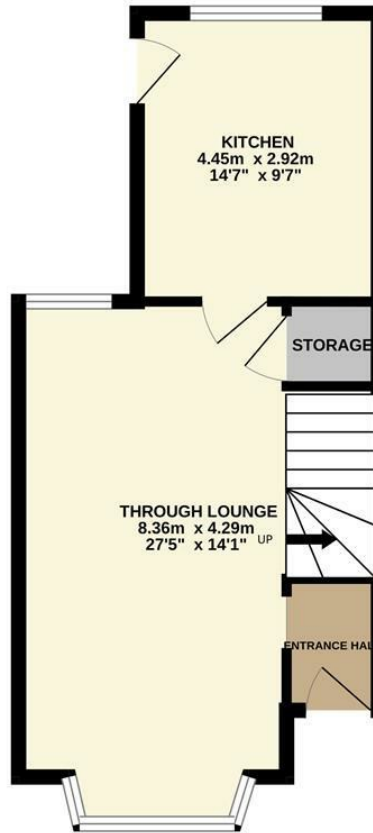
kings
GROUP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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	
87	66		
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.
Made with Metropix ©2024

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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

