



Stanley Road, EN1 1NG
Enfield





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Kings Group-Enfield Town are excited to present this SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT located within walking distance of Enfield Town Centre which boasts an array of local shops and amenities to enjoy. Furthermore the property is within close proximity of Enfield Town Station(0.3 miles) offering direct access into the City. In our opinion this property would make an ideal first time purchase or investment opportunity. The property comprises a naturally bright and airy living room, a fitted kitchen, two double bedrooms and a four piece bathroom suite. Additionally the property also benefits from your own sections of outdoor space and an outside storage shed.

Offers In Excess Of £325,000



- Two Double Bedroom Ground Floor Flat
- Fitted Kitchen
- Own Section of Garden
- Close Proximity to Transport Links Including Local Bus Routes and Enfield Town Station(0.3 miles)
- Within Catchment Area of Sought After Schools Including George Spicer Primary School

Hallway

Entry phone system, Storage cupboard, Single radiator, Parquet wooden flooring

Living Room 16'15 x 12'01 (4.88m x 3.68m)

Double glazed window to the front aspect, Built in cupboard, Parquet wooden flooring, Radiator, Power points

Kitchen 9'45 x 8'60 (2.74m x 2.44m)

Double glazed window to the rear aspect, A range of base and wall units with roll top work surfaces, Integrated chimney style extractor hood, Space for cooker, Sink drainer unit, Plumbing for washing machine, Plumbing for dishwasher, Space for fridge/freezer, Tiled splash backs, Tiled flooring, Power points

Bathroom 9'63 x 6'17 (2.74m x 1.83m)

Double glazed opaque window to the rear aspect, A panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap and pedestal, Bidet, Low level WC, Heated towel rail, Tiled flooring, Tiled walls

Bedroom 1 13'0 x 12'12 (3.96m x 3.66m)

Double glazed window to the front aspect, Double radiator, Parquet wooden flooring, Power points

Bedroom 2 12'89 x 9'46 (3.66m x 2.74m)

Double glazed window to the rear aspect, Parquet wooden flooring, Double radiator, Power points

- A Naturally Bright and Airy Living Room
- Four Piece Bathroom Suite
- Outside Storage Shed
- Within Walking Distance of Enfield Town Centre Which Boasts an Array of Shops and Amenities
- Easy Access to the A10/M25/A406 Offering Good Links to Surrounding Areas





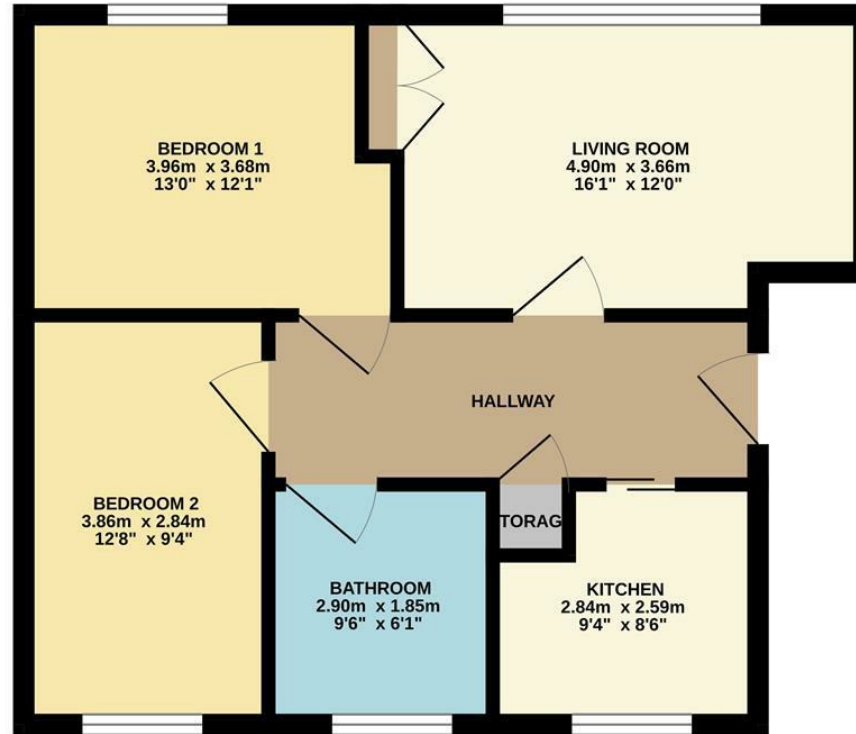
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GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



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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