



Sittingbourne Avenue, EN1 2DD
Enfield





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Kings Group-Enfield Town are pleased to present this WELL PRESENTED THREE BEDROOM 1930'S SEMI-DETACHED HOUSE offered for sale on a chain free basis. This ideal family home falls within catchment area of some of Enfield's most sought after schools including The Raglan Schools. Furthermore the property is within short distance of Enfield Town Centre with an array of shops and restaurants to enjoy. Accommodation comprises two reception rooms, an extended kitchen/diner, downstairs wc, three sizeable bedrooms with fitted wardrobes in all rooms, an upstairs four piece family bathroom and an approximate 52ft rear garden. The property also benefits from having a garage to the rear and boasts natural light throughout.

£650,000



- Chain Free
- Two Reception Rooms
- Upstairs Family Bathroom and Downstairs WC
- Garage to the Rear
- Within Close Proximity of Local Shops and Amenities

Hallway

Stairs leading to the first floor landing, Double glazed opaque windows to the front aspect, Coved ceiling, Double radiator, Smoke alarm, Telephone point, Power points

Reception Room 1 15'37 x 13'01 (4.57m x 3.99m)

Double glazed window to the front aspect, Textured ceiling, Double radiator, Carpeted flooring, Gas fireplace, TV aerial point, Power points

Reception Room 2 15'40 x 12'02 (4.57m x 3.71m)

Double glazed sliding doors leading to the garden, Double radiator, Carpeted flooring, Power points

Kitchen 19'88 x 10'56 (5.79m x 3.05m)

Double glazed window to the rear and side aspects, A range of base and wall units with roll top work surfaces, Space for cooker, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Tiled splash backs, Double radiator, Lino flooring, Power points, Coved ceiling

Downstairs WC 4'50 x 3'51 (1.22m x 0.91m)

Double glazed opaque window to the side aspect, Wash basin with mixer tap, Low level WC

First Floor Landing

Loft access, Carpeted flooring, Coved ceiling, Power points

Bedroom 1 13'82 x 12'54 (3.96m x 3.66m)

Double glazed window to the front aspect, Textured ceiling, Double radiator, Wooden flooring, Fitted wardrobes, Power points

Bedroom 2 13'83 x 10'64 (3.96m x 3.05m)

Double glazed window to the rear aspect, Textured ceiling, Double radiator, Carpeted flooring, Fitted wardrobes, Airing cupboard, Power points

- Three Bedroom 1930's Semi-Detached House
- Extended Kitchen/Diner
- An Approximate 52ft Rear Garden
- Close Proximity to Transport Links Including Bush Hill Park Station(0.5 miles) and Grange Park Station(0.7 miles)
- Easy Access to the A10/M25/A406 Offering Good Access to Surrounding Areas

Bedroom 3 8'86 x 7'77 (2.44m x 2.13m)

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

Bathroom 7'77 x 5'75 (2.13m x 1.52m)

Double glazed opaque windows to the rear aspect, Single radiator, Panel enclosed bath with mixer tap, Shower cubicle, Low level WC, Wash basin with pedestal, Tiled walls, Lino flooring

Garden approx 52' (approx 15.85m)

Mainly laid to lawn, Side access, Paving, Outside water tap, Access to the garage





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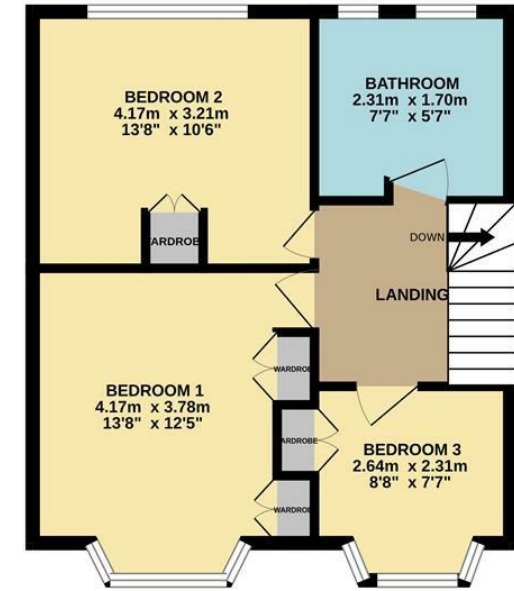


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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