

Rosewood Drive, Enfield, EN2 9BT



£675,000

Kings Group-Enfield Town are delighted to present this CHAIN FREE TWO DOUBLE BEDROOM DETACHED BUNGALOW positioned in a peaceful residential road in the highly sought after Crews Hill area. The property is within walking distance of Crews Hill Station(Moorgate Line), as well as a range of different shops and amenities including Crews Hill Golf Course. Sizeable as is however there is the potential for further expansion STPP.

Accommodation comprises a naturally bright living room with sliding doors leading out into the well presented approximate 73ft rear garden, fitted kitchen, two double bedrooms, bathroom with separate WC, off street parking and a garage to the side.

Hallway

Double radiator, Carpeted flooring, Storage cupboard, Loft access, Telephone point, Power points

Living Room

17'97 x 15'27 (5.18m x 4.57m)

Double glazed sliding doors leading to the garden, Stained glass windows to the side aspect, Carpeted flooring, Fireplace with tiled surround, TV aerial point, Power points

Kitchen

12'37 x 11'55 (3.66m x 3.35m)

Double glazed windows to the rear and side aspects, Double radiator, A range of base and wall units with roll top work surfaces, Tiled flooring, Tiled splash backs, Integrated cooker, Electric hob, Integrated extractor hood, Sink drainer unit, Plumbing for washing machine, Plumbing for dishwasher, Space for fridge/freezer, Double glazed door to the side leading to the garden

Bathroom

9'26 x 5'79 (2.74m x 1.52m)

Double glazed opaque window to the side aspect, Single radiator, Airing cupboard, Panel enclosed bath with shower attachment, Wash basin with vanity unit underneath, Partly tiled walls, Lino flooring

Separate WC

Double glazed opaque window to the side aspect, Low level WC, Partly tiled walls, Lino flooring

Bedroom 1

15'48 x 11'93 (4.57m x 3.35m)

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

Bedroom 2

11'92 x 9'99 (3.35m x 2.74m)

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

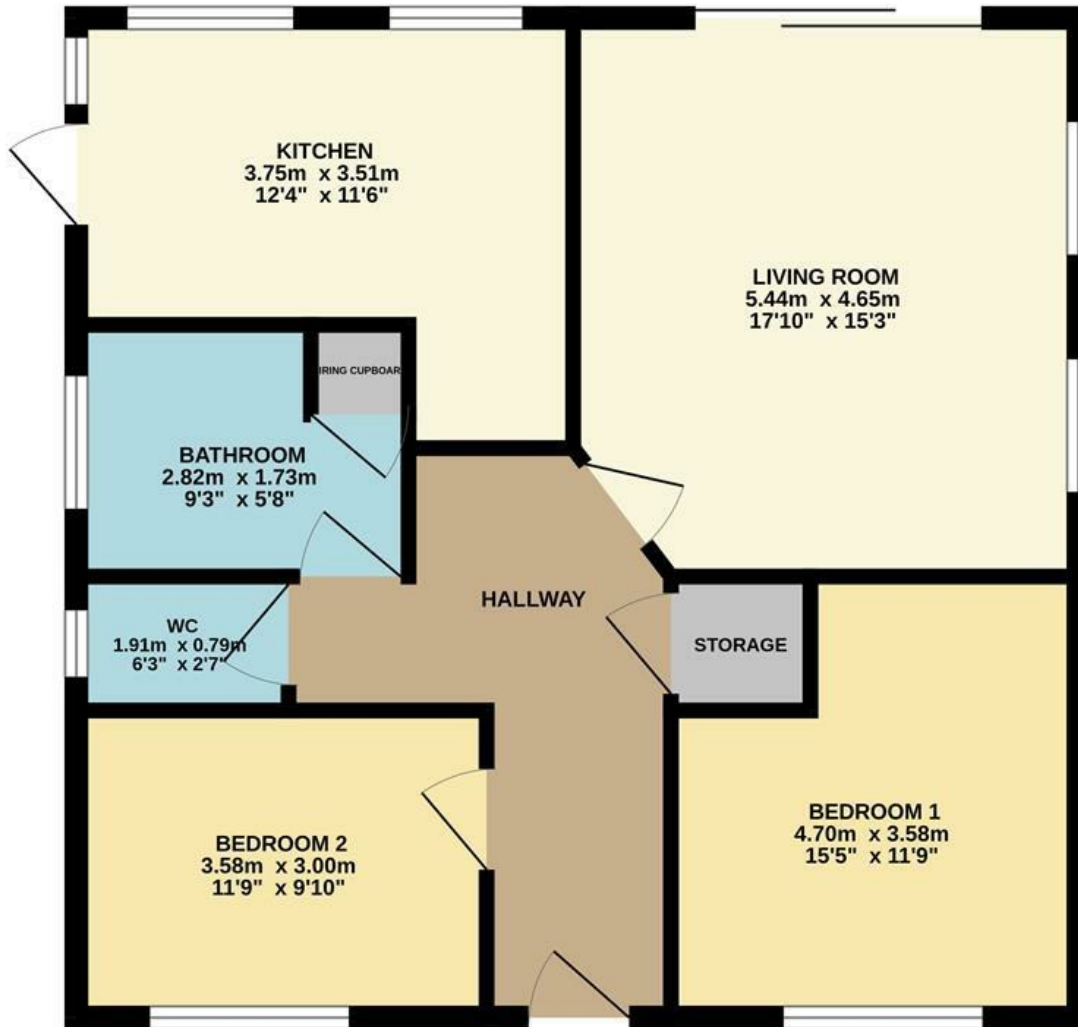
Garden

approx 73'37 x 45'42 (approx 22.25m x 13.72m)

Mainly laid to lawn with plant and shrub borders, Side access, Wooden shed, Greenhouse, Access to the garage, Outside water tap



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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	

