



Clive Road, EN1 1RE
Enfield





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Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE DOUBLE BEDROOM VICTORIAN TERRACE HOUSE located just a short distance from transport links including Southbury Station(0.4 miles) and Bush Hill Park Station(0.5 miles). Furthermore the property provides easy access to the A10/M25/A406 all providing good access to surrounding areas. Accommodation comprises a spacious through lounge, kitchen, downstairs bathroom, three double bedrooms and a well presented mainly laid to lawn rear garden. This ideal family home falls within catchment area of highly sought after schools including George Spicer Primary School and Bush Hill Park Primary School.

£415,000



- Chain Free
- Spacious Through Lounge
- Close Proximity to Local Shops and Amenities
- A Short Distance to Transport Links Including Local Bus Routes, Southbury Station(0.4 miles) and Bush Hill Park Station(0.5 miles)
- Please be you are unable to purchase this property with a buy to let mortgage

- Three Double Bedroom Victorian Terrace House
- A Well Maintained Mainly Laid to Lawn Rear Garden
- Easy Access to the A10/M25/A406
- Within Catchment Area of Sought After Schools Including George Spicer Primary School
- In Need of Renovation Throughout

Hallway

Stairs leading to the first floor landing, Carpeted flooring, Smoke alarm, Power points

Through Lounge 25'21 x 13'98 (7.62m x 3.96m)

Bay window to the front aspect, Window to the rear aspect, Textured ceiling, Carpeted flooring, Power points

Kitchen 8'31 x 7'36 (2.44m x 2.13m)

Window to the side aspect, A range of base and wall units with roll top work surfaces, Tiled splash backs, Space for cooker, Sink drainer unit, Tiled flooring, Power points, Airing cupboard

Bathroom 6'27 x 5'79 (1.83m x 1.52m)

Opaque window to the rear aspect, Tiled walls, Tiled flooring, Panel enclosed bath with taps and shower attachment, Wash basin with pedestal, Low level WC

First Floor Landing

Loft access, Carpeted flooring, Built in storage cupboard

Bedroom 1 13'83 x 11'18 (3.96m x 3.35m)

Windows to the front aspect, Built in cupboard, Carpeted flooring, Textured ceiling, Power points

Bedroom 2 11'32 x 8'88 (3.35m x 2.44m)

Window to the rear aspect, Textured ceiling, Carpeted flooring, Power points

Bedroom 3 10'66 x 7'83 (3.05m x 2.13m)

Window to the rear aspect, Textured ceiling, Carpeted flooring, Power points





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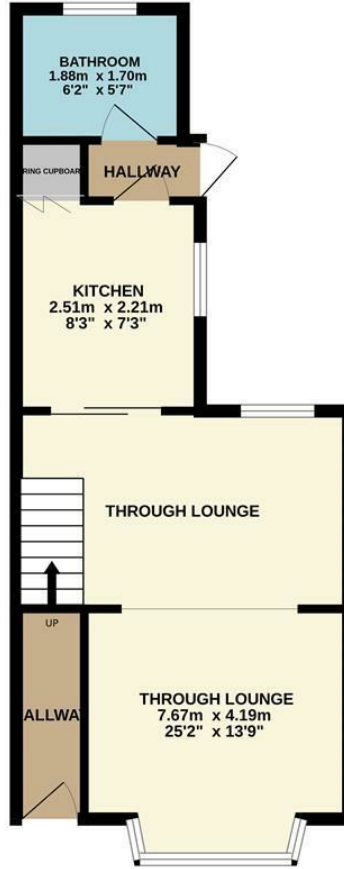
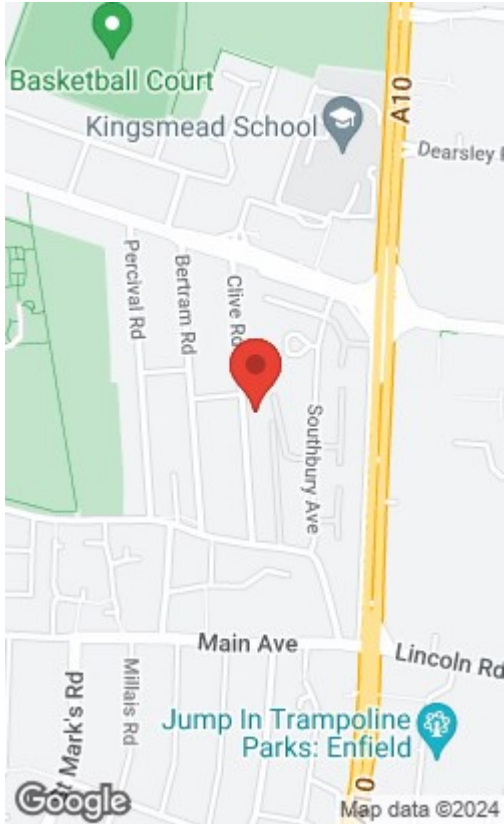


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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