



Tenniswood Road, EN1 3HF  
Enfield







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## Tenniswood Road, EN1 3HF

Kings Group-Enfield Town are delighted to present this CHAIN FREE FOUR BEDROOM SEMI-DETACHED HOUSE located in Tenniswood Road, EN1. Filled with natural light and well presented throughout, this ideal family home comprises two reception rooms, extended fitted kitchen/diner, downstairs shower room, utility room, conservatory, four bedrooms, upstairs bathroom and large garden. Benefits of excellent public transport links, as Enfield Town Overground Station is within walking distance which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters.

Offers In Excess Of £650,000



- Chain Free
- Extended Fitted Kitchen/Diner
- Downstairs Shower Room and Upstairs Bathroom
- Conservatory
- Within Close Proximity to Enfield Town Centre Which Boasts and Array of Shops and Restaurants
- Extended Four Bedroom Semi-Detached House
- Two Reception Rooms
- Utility Room
- Off Street Parking
- Easy Access to Transport Links Including Enfield Town Station(0.7 miles)

Porch

Entrance Hall

Living Room 14'1 x 11'5 (4.29m x 3.48m)

Reception Room 10'5 x 10'5 (3.18m x 3.18m)

Kitchen/Diner 17'4 x 10'5 (5.28m x 3.18m)

Utility Room 9'6 x 5'6 (2.90m x 1.68m)

Shower Room 10' x 6'11 (3.05m x 2.11m)

Bedroom 4 14'9 x 5'6 (4.50m x 1.68m)

Bedroom 1 14'1 x 10'9 (4.29m x 3.28m )

Bedroom 2 10'9 x 8'6 (3.28m x 2.59m)

Bedroom 3 7'2 x 6'2 (2.18m x 1.88m)

Family Bathroom 7'2 x 6'10 (2.18m x 2.08m)







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to pass  
In The Rain



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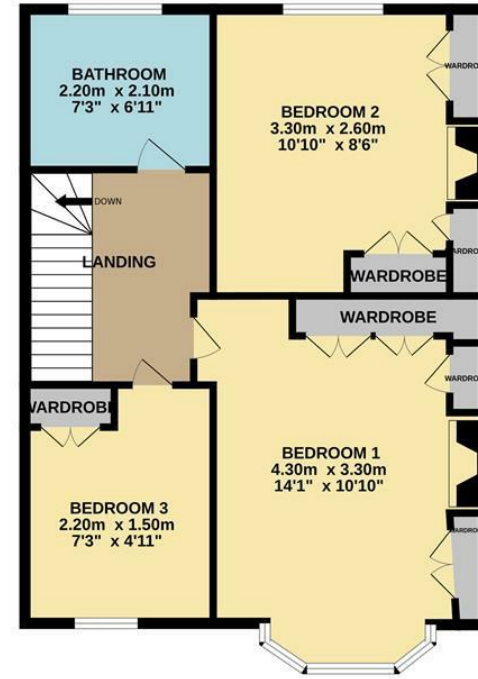
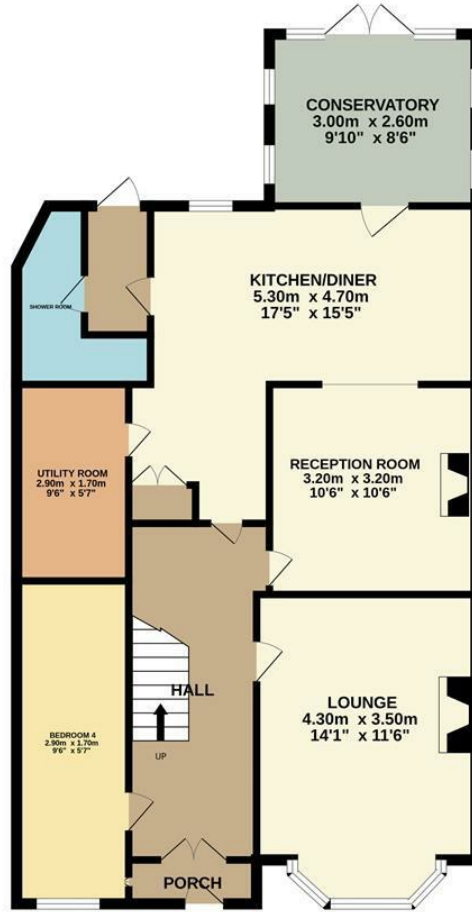




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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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