



Sinclare Close, EN1 4BE
Enfield

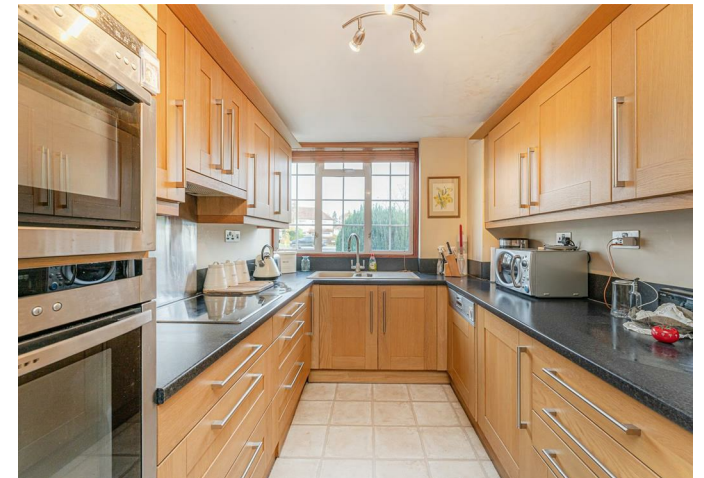




Sinclare Close, EN1 4BE

Kings Group-Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM END TERRACE HOUSE within easy reach of Forty Hall Estate which boasts an ample amount of green spaces. The property comprises two reception rooms, fitted kitchen, downstairs wc, three good sized bedrooms, upstairs family bathroom and a south facing rear garden. This ideal family home falls within catchment area of some of Enfield's most sought after schools including Worcesters Primary School which has been rated outstanding by Ofsted. Additionally the property provides easy access to A10/M25 and local shops and amenities.

Offers In Excess Of £425,000



- Chain Free
- Two Reception Rooms
- Downstairs WC and Upstairs Family Bathroom
- Easy Access to the A10/M25

- Within Walking Distance of Forty Hall Estate Boasting an Ample Amount of Green Spaces
- Ideal Family Home

Hallway

Coved ceiling, Wooden flooring, Alarm panel

Downstairs WC

Single radiator, Lino flooring, Extractor fan, Wash basin with pedestal, Low level WC

Living Room 17'30 x 11'73 (5.18m x 3.35m)

Double glazed window to the rear aspect, Double radiator, Wooden flooring, Electric fireplace, Phone point, Power points, Double glazed sliding door leading to the garden

Dining Room 13'88 x 9'37 (3.96m x 2.74m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Wooden flooring, Phone point, Power points, Under stairs storage cupboard

Kitchen 13'55 x 7'74 (3.96m x 2.13m)

Double glazed window to the front aspect, Vinyl flooring, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven, Electric hob, Integrated extractor hood, Double sink drainer unit, Integrated fridge/freezer, Integrated washing machine, Integrated dishwasher

First Floor Landing

Two built in storage cupboards, Carpeted flooring

Bathroom 7'89 x 7'82 (2.13m x 2.13m)

Double glazed opaque window to the front aspect, Heated towel rail, Lino flooring, Panel enclosed bath with shower attachment, Wash basin with mixer tap and vanity unit underneath, Low level WC, Partly tiled walls, Coved ceiling, Shower cubicle, Airing cupboard

- Three Bedroom End of Terrace House
- South Facing Rear Garden
- Ample Storage Space
- Within Close Proximity of Local Shops and Amenities Including David Lloyd Leisure Centre

Bedroom 1 12'17 x 9'17 (3.66m x 2.74m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Laminate flooring, Built in wardrobes, Power points

Bedroom 2 10'82 x 9'22 (3.05m x 2.74m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Fitted wardrobes, Power points

Bedroom 3 9'18 x 7'91 (2.74m x 2.13m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Laminate flooring, Fitted wardrobes, Power points

Garden approx 35' (approx 10.67m)

Mainly laid to lawn with plant and shrub borders, Power point, South facing, Brick built shed, Side and rear access, Outside water tap, Security light







No Smoking Allowed

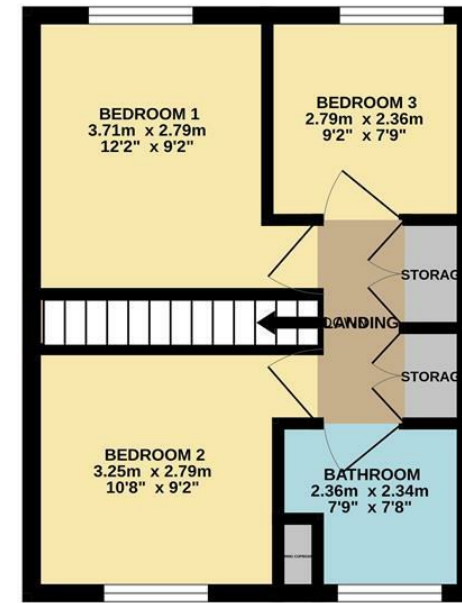
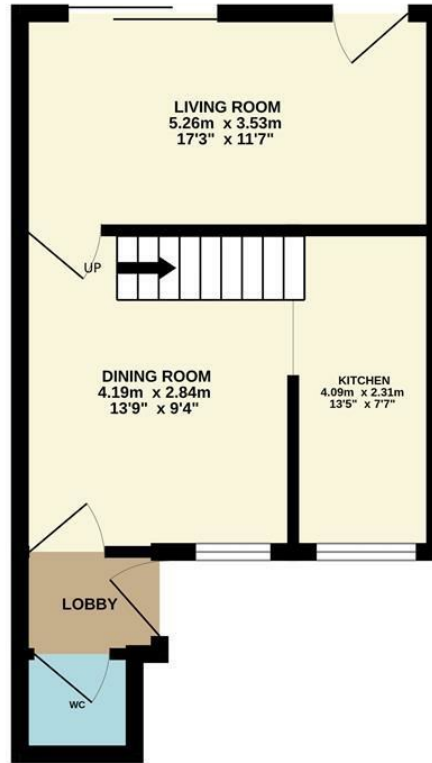
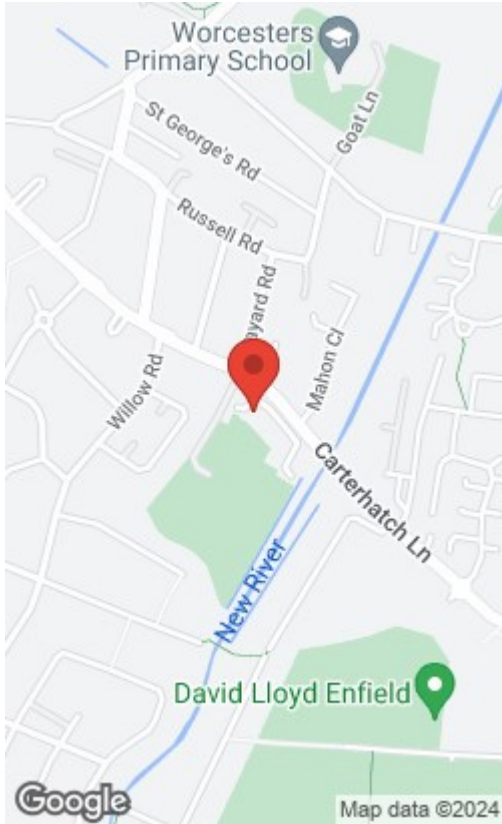


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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