



The Vineries, EN1 3DQ  
Enfield







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Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY situated in a peaceful cul-de-sac within walking distance of Enfield Town Centre which boasts an array of different shops and restaurants. Furthermore the property is within close proximity of transport links including Enfield Town Station with direct links into the City.

Rarely available, this perfect family home comprises spacious through lounge with sliding doors leading to the well presented approximate 72ft rear garden, fitted kitchen, lean to, downstairs wc, three double bedrooms, upstairs family bathroom, driveway and garage.

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£625,000





- Chain Free
- Spacious Through Lounge
- Driveway
- Cul-De-Sac Location
- Close Proximity to Local Shops and Amenities

### Hallway

Stairs leading to the first floor landing, Single glazed opaque window to the side aspect, Double radiator, Carpeted flooring, Power points

### Through Lounge 26'94 x 12'15 (7.92m x 3.66m)

Double glazed bay window to the front aspect, Double glazed sliding doors leading to the garden, Coved ceiling, Double radiator x2, Carpeted flooring, Power points

### Kitchen 11'0 x 8'0 (3.35m x 2.44m)

Double glazed windows to the side and rear aspect, Single glazed opaque window to the side aspect, A range of base and wall units with roll top work surfaces, Laminate flooring, Tiled splash backs, Space for cooker, Space for fridge/freezer, Built in cupboard, Sink drainer unit, Power points, Double glazed door leading to the lean to

### Downstairs WC 5'13 x 4'25 (1.52m x 1.22m)

Single glazed opaque window to the side aspect, Tiled walls, Tiled flooring, Wash basin, Low level WC

### Lean-To 8'74 x 4'39 (2.44m x 1.22m)

Single glazed windows to the side and rear aspects, Lino flooring, Power points, Plumbing for washing machine, Door leading to the garden

### First Floor Landing

Loft access, Carpeted flooring

### Bedroom 1 13'67 x 11'11 (3.96m x 3.63m)

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

### Bedroom 2 12'22 x 10'23 (3.66m x 3.05m)

Double glazed window to the rear aspect, Single radiator, Fitted wardrobes, Carpeted flooring, Power points

- Three Double Bedroom Semi-Detached House
- An Impressive Approximate 72ft Rear Garden
- Garage
- Within Walking Distance of Enfield Town Station
- Ideal Family Home

### Bedroom 3 14'79 x 11'85 (4.27m x 3.35m)

Double glazed windows to the front and rear aspects, Single radiator, Carpeted flooring, Power points

### Shower Room 7'48 x 6'62 (2.13m x 1.83m)

Double glazed opaque window to the rear aspect, Single radiator, Airing cupboard, Lino flooring, Partly tiled walls, Walk in shower cubicle, Wash basin with mixer tap and pedestal, Low level WC

### Garden approx 72' (approx 21.95m)

Mainly laid to lawn with plant and shrub borders, Patio area, Green house, Shed, Access to the garage







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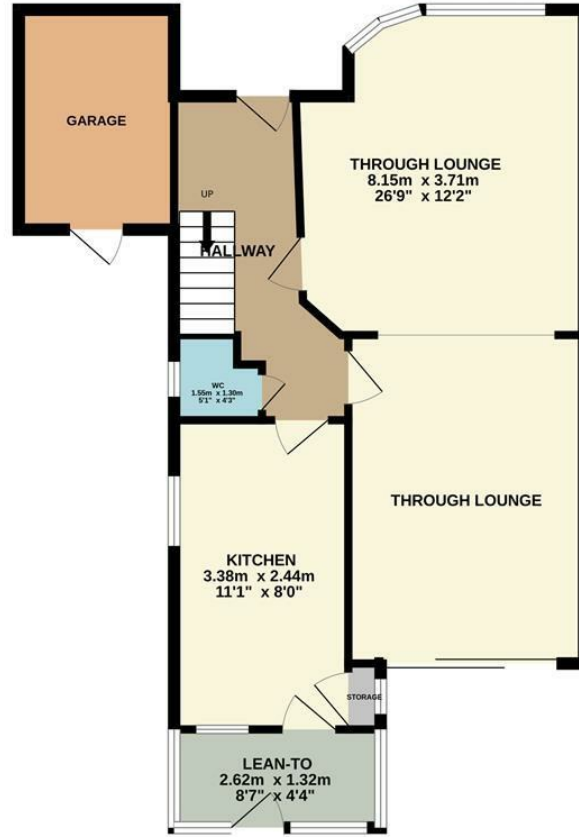




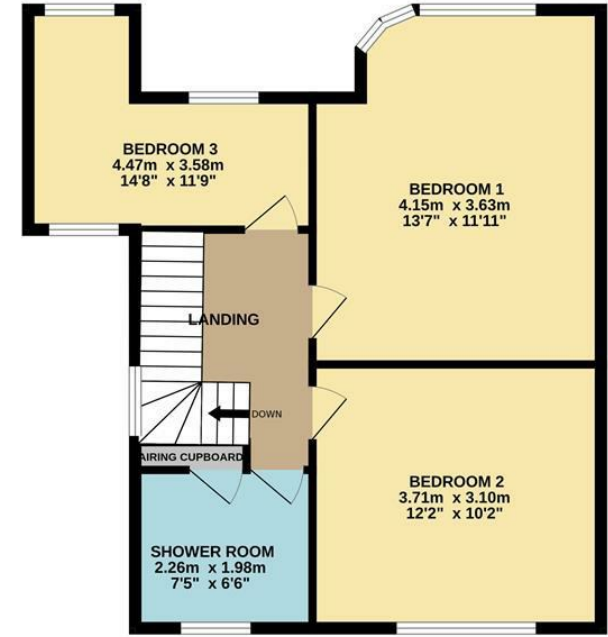
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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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