



Amberley Road, EN1 2RB
Enfield





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Kings Group-Enfield Town are proud to present this CHAIN FREE THREE BEDROOM 1930'S SEMI-DETACHED HOUSE located in a highly desirable residential road in Bush Hill Park. This ideal family home falls within catchment area of some of Enfield's most sought after schools including The Raglan Schools. Conveniently located the property provides easy access to the A10/M25/A406 all providing good access to surrounding areas. Furthermore the property is within walking distance of Bush Hill Park Station which provides direct access into the City. The property comprises two reception rooms, fitted kitchen, downstairs wc, three bedrooms, bathroom and a well maintained rear garden.

£555,000



- Chain Free
- Fitted Kitchen
- Within Catchment Area of Sought After Schools Including The Raglan Schools
- Close Proximity to Transport Links Including Bush Hill Park Station
- Two Reception Rooms
- Upstairs Family Bathroom and Downstairs WC
- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas
- Ideal Family Home

Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Double glazed opaque window to the front aspect. Picture rail, Double radiator, Carpeted flooring, Alarm panel, Power points

Downstairs WC

Double glazed opaque window to the side aspect, Tiled walls, Heated towel rail, Laminate flooring, Wash basin with mixer tap and vanity unit underneath, Low level WC

Reception Room 1 14'43 x 12'33 (4.27m x 3.66m)

Double glazed bay window to the front aspect, Picture rail, Double radiator, Carpeted flooring, Gas fireplace, Phone point, TV aerial point, Power points

Reception Room 2 12'66 x 11'05 (3.66m x 3.48m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Carpeted flooring, Power points, Double glazed door leading to the garden

Kitchen 11'44 x 6'99 (3.35m x 1.83m)

Double glazed opaque sash window to the rear aspect, A range of base and wall units with roll top work surfaces, Tiled splash backs, Sink drainer unit, Integrated cooker with electric oven, Gas hob, Extractor fan, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Double glazed door leading to the garden, Power points

First Floor Landing

Double glazed opaque window to the side aspect, Loft access, Carpeted flooring, Power points

Bathroom 8'12 x 6'65 (2.44m x 1.83m)

Double glazed opaque window to the front aspect, Heated

towel rail, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC, Tiled walls, Spotlights

Bedroom 1 14'86 x 9'38 (4.27m x 2.74m)

Double glazed bay window to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, Built in wardrobes, Built in storage cupboard, Power points

Bedroom 2 12'65 x 11'04 (3.66m x 3.45m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, TV aerial point, Power points

Bedroom 3 12'27 x 6'99 (3.66m x 1.83m)

Double glazed window to the rear aspect, Coved ceiling, Single radiator, Carpeted flooring, Built in storage cupboard, Power points

Garden approx 44' (approx 13.41m)

Plant and shrub borders, Side access, Wooden shed with power and lighting, Outside water tap, Security light, Wooden shed, Power point





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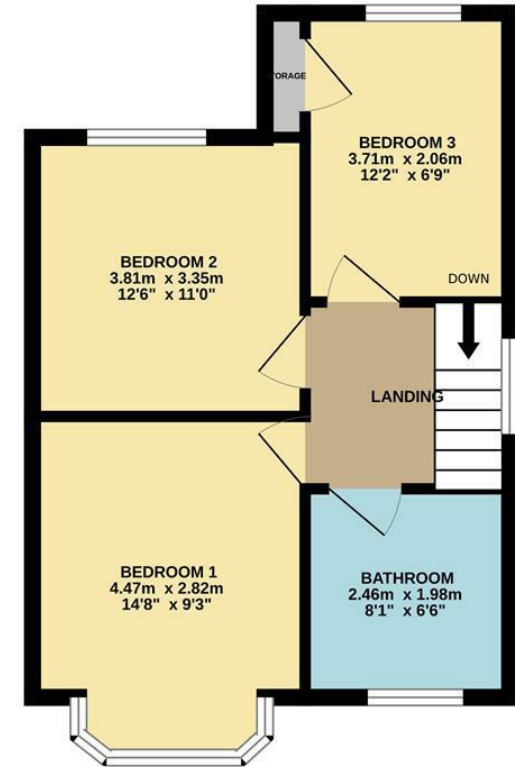
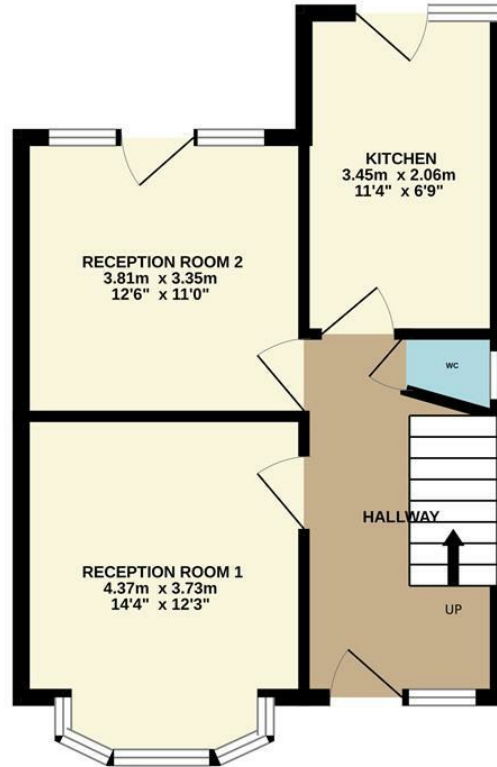
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	86		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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		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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