

## Alberta Road, Enfield, EN1 1JB



**£475,000**

Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE DOUBLE BEDROOM VICTORIAN TERRACE HOUSE located in a quiet cul-de-sac in Bush Hill Park. This ideal family home comprises through lounge, fitted kitchen/diner, three double bedrooms with an en-suite shower room to the master, first floor bathroom and a mainly laid to lawn garden. The property is within walking distance of local shops and amenities, as well as transport links including Bush Hill Park Station.

### **Hallway**

Stairs leading to the first floor landing, Ceiling rose, Single radiator

### **Through Lounge**

**24'49 x 11'31 (7.32m x 3.35m)**

Double glazed window to the front aspect, Single glazed sash window to the rear aspect, Under stairs storage cupboard, Coved ceiling, Ceiling rose x2, Double radiator x2, Laminate flooring, Power points

### **Kitchen**

**13'43 x 12'77 (3.96m x 3.66m)**

Double glazed window to the rear aspect, Double glazed door leading to the garden, Single glazed sash window to the front aspect, A range of base and wall units with roll top work surfaces, Double radiator, Tiled splash backs, Sink drainer unit, Integrated electric oven, Gas hob, Integrated chimney style extractor hood, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Coved ceiling, Power points, Tiled flooring

### **First Floor Landing**

Coved ceiling, Carpeted flooring, Stairs leading to the second floor landing

### **Bathroom**

**8'69 x 7'97 (2.44m x 2.13m)**

Double glazed opaque window to the rear aspect, Heated towel rail, Tiled flooring, Tiled walls, Panel enclosed bath with shower attached, Wash basin with mixer tap and vanity unit underneath, Low level WC, Tiled walls, Spotlights

### **Bedroom 1**

**14'07 x 9'98 (4.45m x 2.74m)**

Double glazed windows to the front aspect, Coved ceiling, Ceiling rose, Double radiator, Carpeted flooring, Power points

### **En-Suite Shower Room**

**8'13 x 2'94 (2.44m x 0.61m)**

Shower cubicle, Wash basin with mixer tap, Low level WC, Single radiator, Partly tiled walls, Tiled flooring

### **Bedroom 3**

**11'85 x 8'56 (3.35m x 2.44m)**

Double glazed window to the rear aspect, Ceiling rose, Double radiator, Carpeted flooring, Power points

### **Second Floor Landing**

Double glazed window to the rear aspect, Carpeted flooring

### **Bedroom 2**

**13'95 x 12'13 (3.96m x 3.66m)**

Double glazed window to the rear aspect, Double glazed velux window to the front aspect, Eaves storage, Spotlights, Double radiator, Power points

### **Garden**

Mainly laid to lawn

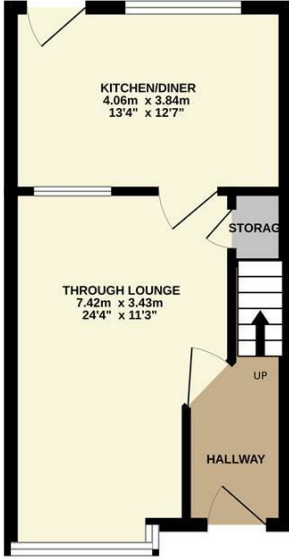


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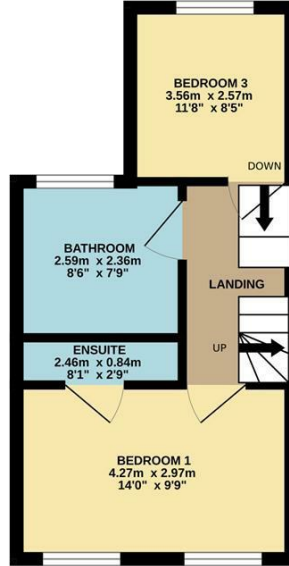


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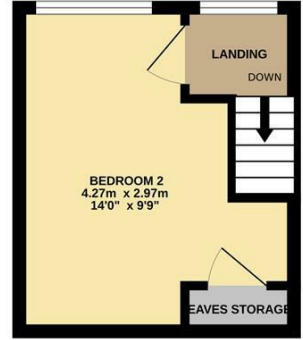
GROUND FLOOR



1ST FLOOR



2ND 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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