



Amberley Gardens, EN1 2NE
Enfield





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Kings Group-Enfield Town is pleased to present a charming three-bedroom 1930's terrace house in Bush Hill Park. This property boasts a prime location with easy access to local bus routes and Bush Hill Park Station (0.5 miles), offering direct links to the City. Additionally, it enjoys proximity to major roadways like the A10, M25, and A406 for convenient commuting. The ground floor features two spacious reception rooms (currently used as a living room and dining room) and a well-equipped extended kitchen. Upstairs, there are three generous bedrooms and a bathroom with a separate WC. Outside, a well-maintained south-west facing garden and a rear garage complete this ideal family home. This residence combines comfort, convenience, and practicality, making it an excellent choice for prospective buyers seeking a desirable property in a sought-after area.

£650,000



- Three Bedroom 1930's Terrace House
- A Extended Fitted Kitchen with an Abundance of Work Top Space
- South West Facing Rear Garden
- Naturally Bright and Airy Throughout
- Within Close Proximity of Transport Links Including Bush Hill Park Station(0.5 miles)

Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Double radiator, Carpeted flooring, Power points

Reception Room 1 17'19 x 11'92 (5.18m x 3.35m)

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

Reception Room 2 17'53 x 10'71 (5.18m x 3.05m)

Double glazed bay window to the rear aspect, Double glazed door leading to the garden, Picture rail, Skirting radiator, Oak engineered wood flooring, Power points

Kitchen 19'27 x 7'39 (5.79m x 2.13m)

Double glazed window to the rear aspect, Single radiator, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven, Gas hob, Sink drainer unit, Plumbing for washing machine, Spotlights, Power points

First Floor Landing

Loft access, Carpeted flooring, Power points

Bathroom 7'82 x 5'54 (2.13m x 1.52m)

Double glazed opaque window to the rear aspect, Double radiator, Tiled flooring, Panel enclosed bath with shower, Wash basin with mixer tap, Partly tiled walls

WC 5'18 x 2'39 (1.52m x 0.61m)

Double glazed opaque window to the rear aspect, Tiled walls, Tiled flooring, Extractor fan, Low level WC

Bedroom 1 17'27 x 11'23 (5.18m x 3.35m)

Double glazed bay window to the front aspect, Spotlights, Double radiator, Laminate flooring, Fitted wardrobes, Fitted storage cupboard, Power points

- Two Reception Rooms
- Upstairs Bathroom and Seperate WC
- Garage to the Rear
- Within Catchment Area of Highly Sought After Schools Including The Raglan Schools
- Easy Access to Local Shops and Amenities Including Enfield Retail Park

Bedroom 2 14'11 x 10'60 (4.55m x 3.05m)

Double glazed window to the rear aspect, Spotlights, Double radiator, Laminate flooring, Fitted wardrobes, Fitted storage cupboard, Power points

Bedroom 3 9'59 x 7'41 (2.74m x 2.13m)

Double glazed bay window to the front aspect, Double radiator, Laminate flooring, Phone point, Power points

Garden 42'47 x 19'75 (12.80m x 5.79m)

South west facing, Mainly laid to lawn, Rear access, Outside water tap, Security light, Garage to the rear







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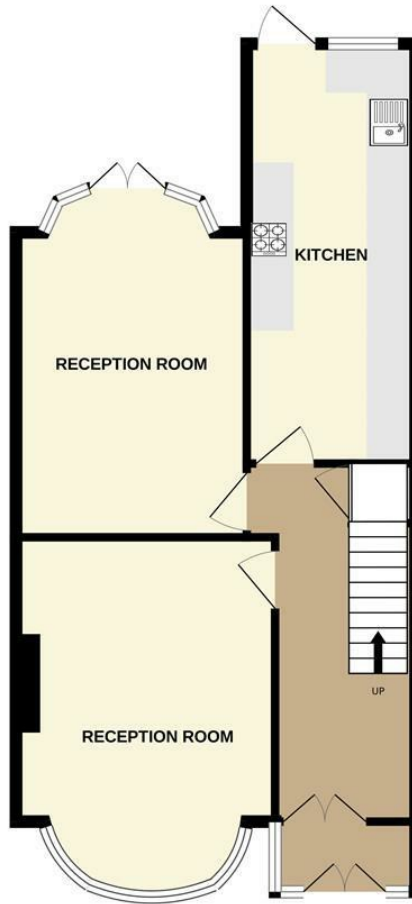
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			C
(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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