



Heaths Close, EN1 3UP
Enfield





kings
GROUP

Heaths Close, EN1 3UP

Kings Group-Enfield Town are excited to offer this WELL PRESENTED CHAIN FREE TWO DOUBLE BEDROOM TOP FLOOR FLAT located in a quiet cul-de-sac just off of Churchbury Lane, EN1. This ideal first time purchase or investment opportunity, comprises a spacious living area, fitted kitchen, two double bedrooms and a three piece shower room. The property also benefits from loft access, an outside storage shed and residential parking. Conveniently located the property provides easy access to transport links including Enfield Town Station. Furthermore the property falls within catchment area of highly sought after schools including St Andrews Primary School.

Offers In Excess Of £315,000



- Chain Free
- Fitted Kitchen
- Loft Access
- Residents Parking
- Within Close Proximity of Enfield Town Centre Which Boasts an Array of Shops and Restaurants
- Two Double Bedroom Top Floor Flat
- Spacious Living Room
- Outside Storage Shed
- Double Glazed Throughout
- Easy Access to Transport Links Including Enfield Town Station(0.4 miles)

Hallway

Entry phone system, Carpeted flooring, Radiator, Loft access, Storage cupboard

Living Room 15'9 x 12'10 (4.80m x 3.91m)

Double glazed window to the front aspect, Coved ceiling, Parquet flooring, Dado rail, Fireplace, Power points, Radiator

Kitchen 12'3 x 8'4 (3.73m x 2.54m)

Double glazed window to the rear aspect, A range of base and wall units with roll top work surfaces, Spotlights, Tiled flooring, Tiled splash backs, Sink drainer unit, Integrated electric oven, Gas hob, Integrated chimney style extractor hood, Power points

Bedroom 1 17'3 x 12'5 (5.26m x 3.78m)

Double glazed windows to the front and side aspects, Parquet flooring, Dado rail, Spotlights, Power points, Coved ceiling, Radiator

Bedroom 2 12'4 x 12'2 (3.76m x 3.71m)

Double glazed window to the rear aspect, Parquet flooring, Radiator, Spotlights, Dado rail, Power points

Shower Room 7'7 x 6'7 (2.31m x 2.01m)

Double glazed opaque windows to the rear aspect, Shower cubicle, Wash basin with vanity unit underneath, Low level wc, Heated towel rail, Tiled walls, Tiled flooring, Spotlights



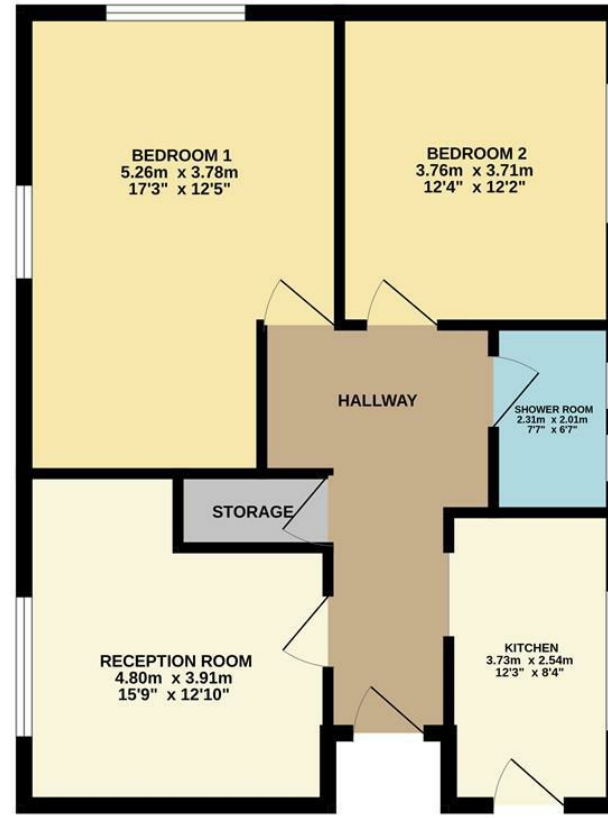


Midnight-8am
8:30pm-Midnight

1

kings
group

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
67	77		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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 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.
 Made with Metrepx ©2024

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.

25 Silver Street, Enfield Town, Middlesex,
 EN1 3EF
 T: 0208 364 4118
 E:
 www.kings-group.net

