



FOR SALE
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GROUP
020 8364 4118

FALMER ROAD
EN1

Falmer Road, EN1 1PY
Enfield





KINGS
OF POND

Falmer Road, EN1 1PY

Kings Group-Enfield Town are pleased to present this WELL PRESENTED ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE located just a short distance from Enfield Town Centre which boasts an array of shops and restaurants to enjoy. Conveniently located this ideal first time purchase or investment opportunity provides easy access to transport links including local bus routes and Enfield Town Station(0.3 miles) with direct access into the City. Accommodation comprises a naturally bright and airy living room, a modern fitted kitchen, a three piece bathroom suite and one double bedroom with fitted wardrobes. The property also benefits from off street parking and own rear garden with insulated garden lodge.

Offers In Excess Of £340,000



- One Double Bedroom Ground Floor Maisonette
- Fitted Kitchen
- Off Street Parking
- 0.3 Miles to Enfield Town Station and 0.6 Miles to Bush Hill Park Station
- No Service Charge

Living Room 14'3 x 11'1 (4.34m x 3.38m)

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

Kitchen 11'1 x 8'10 (3.38m x 2.69m)

Double glazed window to the side aspect, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated chimney style extractor hood, Plumbing for washing machine, Space for fridge/freezer, Sink drainer unit, Tiled splash backs, Laminate flooring, Power points

Bathroom 7'9 x 3'3 (2.36m x 0.99m)

Double glazed opaque window to the side aspect, Tiled splash backs, Panel enclosed bath with mixer tap and shower attachment, Low level WC, Wash basin with mixer tap and vanity unit underneath, Radiator

Bedroom 14'3 x 9'9 (4.34m x 2.97m)

Double glazed window to the rear aspect, Coved ceiling, Laminate flooring, Double radiator, Power points

- A Naturally Bright and Airy Living Room
- Three Piece Bathroom Suite
- Own Private Rear Garden with Insulated Garden Lodge to the Rear
- Within Walking Distance of Enfield Town Centre
- Ideal First Time Purchase or Investment Opportunity





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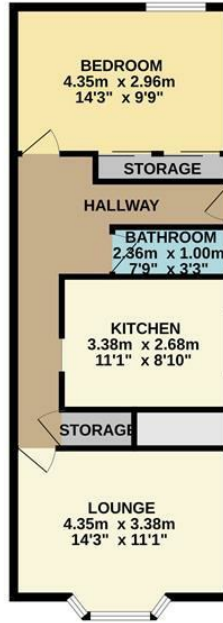
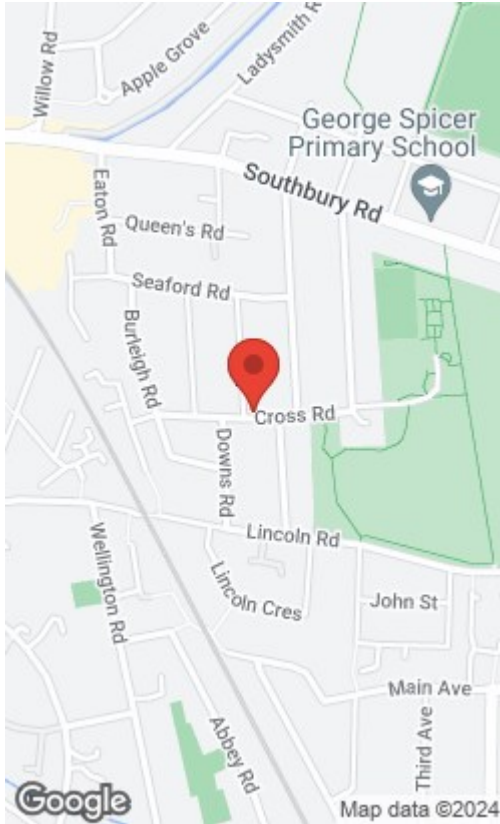
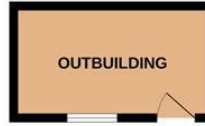


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 sq.ft.) approx.

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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