



Harman Road, EN1 1LB  
Enfield





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## Harman Road, EN1 1LB

Kings Group-Enfield Town are pleased to present this WELL PRESENTED THREE BEDROOM VICTORIAN TERRACE HOUSE located in a highly sought after residential road in Bush Hill Park. This ideal family home falls within catchment area of sought after schools including Bush Hill Park Primary School. Furthermore the property provides easy access to transport links including Bush Hill Park Station with direct links into the City. Accommodation comprises reception room, fitted kitchen, bathroom, three sizeable bedrooms and an impressive approximate 60ft south west facing rear garden.

£440,000



- Three Bedroom Victorian Terrace House
- Fitted Kitchen
- Well Presented Throughout
- Within Close Proximity of Local Shops and Amenities
- Falls Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School

- An Accommodating Through Lounge
- South West Facing Approximate 60ft Rear Garden with Rear Access
- Sought After Bush Hill Park Location
- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas
- Walking Distance to Transport Links Including Bush Hill Park Station

### Reception Room 23'58 x 11'21 (7.01m x 3.35m)

Double glazed windows to the front and rear aspects, Double radiator, Carpeted flooring, Gas fireplace, TV aerial point, Power points, Storage cupboard

### Kitchen 8'83 x 6'36 (2.44m x 1.83m)

Single glazed window to the side aspect, A range of base and wall units with work surfaces, Laminate flooring, Integrated cooker with electric oven, Gas hob, Integrated extractor hood, Butler sink drainer unit, Space for fridge/freezer, Power points

### Bathroom 6'43 x 4'95 (1.83m x 1.22m)

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

### Bedroom 1 11'33 x 10'01 (3.35m x 3.07m)

Double glazed window to the front aspect, Double radiator, Wooden flooring, Feature wrought iron fireplace, Built in storage cupboard, Power points

### Bedroom 2 11'30 x 10'48 (3.35m x 3.05m)

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

### Bedroom 3 8'96 x 6'59 (2.44m x 1.83m)

Double glazed window to the rear aspect, Double radiator, Wooden flooring, Built in storage cupboard, Power points

### Garden approx 60' (approx 18.29m)

Plant and shrub borders, Rear access, Wooden shed, Outside water tap





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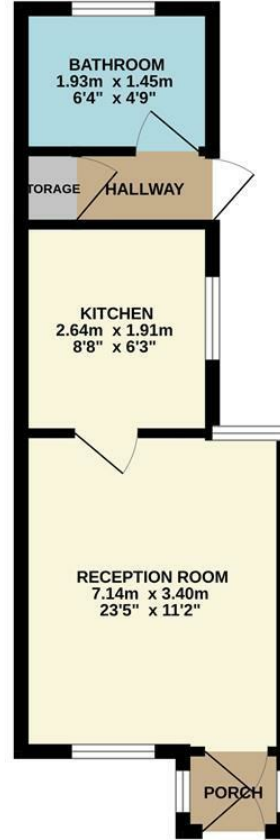
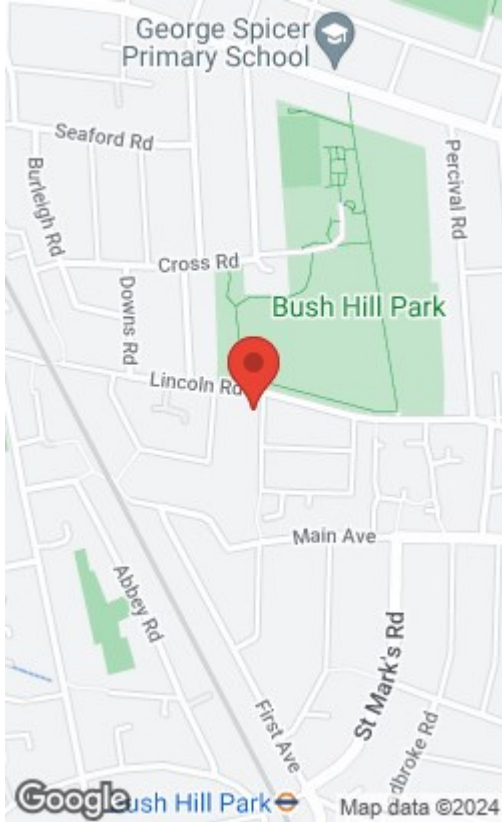
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus)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

GROUND FLOOR  
25.4 sq.m. (274 sq.ft.) approx.

1ST FLOOR  
21.5 sq.m. (231 sq.ft.) approx.



TOTAL FLOOR AREA: 46.9 sq.m. (505 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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