



Apple Grove, EN1 3DA  
Enfield





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Kings Group-Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM 1930'S SEMI-DETACHED HOUSE located in the highly sought after Willow Estate. Accommodation is arranged over two floors and comprises a spacious through lounge which accommodates both living and dining room space, a well equipped modern fitted kitchen, a downstairs wc, three sizeable bedrooms, upstairs shower room and an approximate 65ft rear garden. Furthermore this ideal family home benefits from off street parking and a garage with power and lighting. The property is within walking distance of Enfield Town Centre which boasts an array of shops and restaurants to enjoy. Additionally you are within close proximity of transport links including local bus routes and Enfield Town Station which provides direct access into the City.

£650,000



- Chain Free
- A Naturally Bright and Airy Through Lounge with Double Glazed French Doors Leading to the Rear Garden
- Downstairs WC and Upstairs Shower Room
- Off Street Parking
- Within Walking Distance of Enfield Town Centre Which Boasts and Array of Shops and Restaurants to Enjoy

### Hallway

Double glazed opaque window to the side aspect, Laminate flooring, European Oak wooden stairs leading to the first floor landing, Gas/electric under stairs meter cupboard, Double radiator, Smoke alarm, Power points

### Downstairs WC 5'51 x 2'46 (1.52m x 0.61m)

Double glazed opaque window to the side aspect, Tiled splash backs, Tiled flooring, Heated towel rail, Wash basin with mixer tap and pedestal, Low level WC

### Through Lounge 23'54 x 12'19 (7.01m x 3.66m)

Double glazed bay window to the front aspect, Double glazed windows to the rear aspect, Double glazed French doors leading to the garden, Double radiator x2, Laminate flooring, Power points

### Kitchen 12'10 x 7'02 (3.91m x 2.18m)

Double glazed opaque window to the side aspect, Double glazed door leading to the garden, A range of base and wall units with Corian countertops, Space for cooker, Space for fridge/freezer, Plumbing for washing machine, Plumbing for dishwasher, Integrated chimney style extractor hood, Sink drainer unit, Waste disposal, Splash backs, Power points, Laminate flooring, Spotlights

### First Floor Landing

Double glazed opaque window to the side aspect, Laminate flooring

### Shower Room 9'54 x 6'39 (2.74m x 1.83m)

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

- Three Bedroom 1930's Semi-Detached House
- A Well Equipped Modern Fitted Kitchen
- A Well Maintained Approximate 65ft Rear Garden
- Detached Garage Accessed Via The Shared Driveway
- Within Catchment Area of Sought After Schools Including George Spicer Primary School

### Bedroom 1 13'47 x 11'24 (3.96m x 3.35m)

Double glazed bay window to the front aspect, Double radiator, Fitted wardrobes, Laminate flooring, Power points, Loft access(fully boarded)

### Bedroom 2 12'10 x 11'33 (3.91m x 3.35m)

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

### Bedroom 3 6'71 x 6'65 (1.83m x 1.83m)

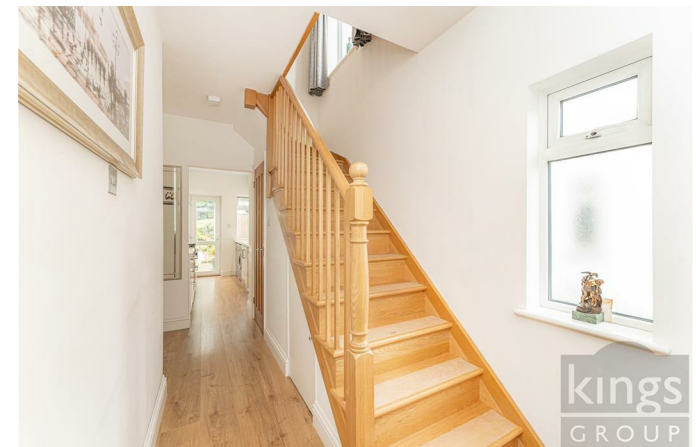
Double glazed window to the front aspect, Laminate flooring, Double radiator, Power points

### Garden approx 65'0 (approx 19.81m)

Plant and shrub borders, Patio area, Side access, Sensor camera and lights, Access to the garage

### Garage 18'23 x 7'11 (5.49m x 2.41m)

Up and over door, Side door, Power and lighting





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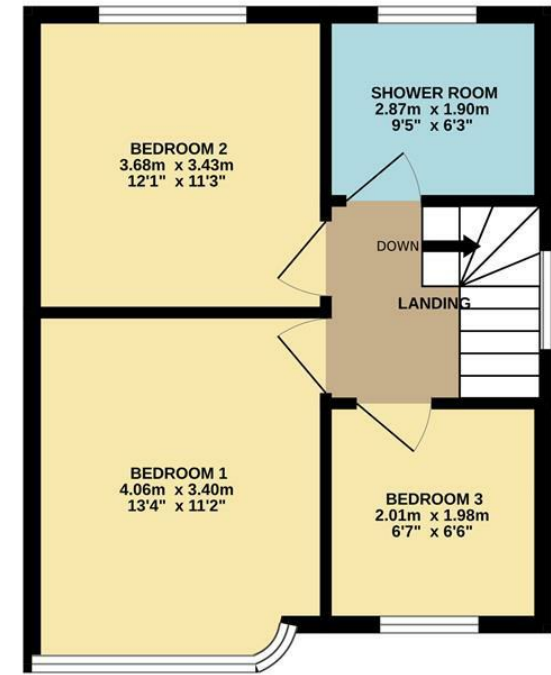
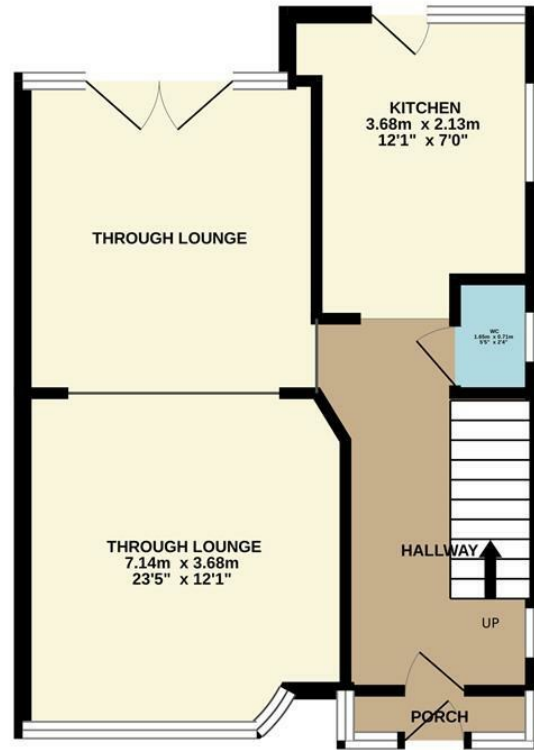
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <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>86</b>	<b>62</b>		
England & Wales	EU Directive 2002/91/EC	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.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

