

John Gooch Drive, EN2 8HF
Enfield





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Kings Group-Enfield Town is delighted to present this CHAIN FREE one double bedroom first-floor apartment, situated on a highly desirable residential road. Perfectly positioned, this property is just a short distance from convenient transport links, including local bus routes and Gordon Hill Station, providing direct access into the City.

This charming apartment is an ideal first-time purchase or investment opportunity, offering easy access to local shops and amenities. The accommodation comprises a spacious double bedroom, a bright living/dining room, a well-appointed fitted kitchen, and a modern shower room. Residents will also benefit from convenient allocated parking.

This lovely apartment is perfect for first-time buyers or savvy investors looking for a great opportunity. For more information or to arrange a viewing, please contact Kings Group-Enfield Town.

Offers In Excess Of £230,000



- Chain Free
- Share of Freehold
- Communal Garden
- UPVC Double Glazing Throughout
- Within Walking Distance of Transport Links Including Gordon Hill Station with Direct Access into the City
- One Double Bedroom First Floor Flat
- Naturally Bright Living/Dining Room
- Allocated Car Space
- Ideal First Time Purchase or Investment Opportunity
- Close Proximity to Local Shops and Amenities

Entrance Hallway

Phone Entry System, Laminate Flooring, Telephone & Power Point

Living/Dining Room 15'8 x 12'6 (4.78m x 3.81m)

UPVC Double Glazed Window to the rear aspect, Textured Ceiling, Electric Radiator, Laminate Flooring, Phone Point, TV Ariel Point, Power Points

Kitchen 7'6 x 6'7 (2.29m x 2.01m)

Laminate Flooring, Tiled Splash Backs, Base & Wall Units with Roll Top Work Surfaces, Integrated Cooker with Electric Oven & Hobs, Integrated Extractor Hood, Sink with Drainer Unit, Space for Fridge Freezer, Plumbing for Washing Machine

Bedroom 10'8 x 9'2 (3.25m x 2.79m)

UPVC Double Glazed Window to front aspect, Textured Ceiling, Electric Radiator, Carpeted Flooring, Power Points

Shower Room 8'2 x 6'0 (2.49m x 1.83m)

Textured Ceiling, Tiled Walls, Lino Flooring, Extractor Fan, Shower Cubicle with Electric Powered Shower, Wash Basin with Mixer Taps & Vanity Unit





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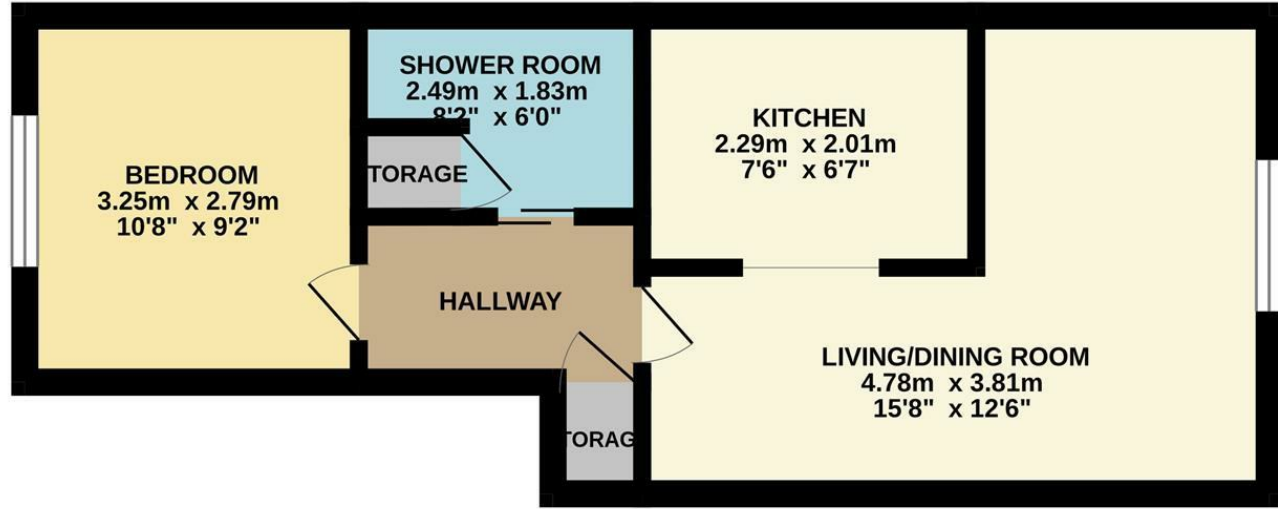
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

FIRST 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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