



Amberley Road, EN1 2QZ
Enfield





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Welcome to this charming end-terrace home, offered chain free and perfect for modern family living. As you enter, you are greeted by a spacious through-lounge that seamlessly flows into an open plan kitchen/diner, creating a bright and airy atmosphere ideal for both relaxation and entertaining. Upstairs, the property boasts three well-proportioned bedrooms. The third bedroom currently forms part of the master bedroom, providing an expansive and luxurious space that can easily be converted back to a separate bedroom if desired. The family bathroom is stylishly appointed, ensuring comfort and convenience for the whole family. Additional features include a downstairs WC and off-street parking. Outside, you'll discover a west-facing garden, perfect for enjoying sunny afternoons and evenings. The garden is a true oasis, featuring a sunken hot tub, an outside bar, and a covered seating area, ideal for entertaining guests or unwinding after a long day.

Offers In Excess Of £675,000



- Three Bedroom Chain Free Extended End Terrace House

- A Spacious Through Lounge

- A West Facing Rear Garden Which Includes a Sunken Hot Tub and a Covered Seating Area

- Beautifully Presented Throughout

- Within Catchment Area of Sought After Schools Including The Raglan Schools

Through Lounge 26'10 x 11'6 (8.18m x 3.51m)

Kitchen 16'5 x 16'1 (5.00m x 4.90m)

Downstairs WC 4'6 x 2'7 (1.37m x 0.79m)

Bedroom 17'1 x 12'1 (5.21m x 3.68m)

Bedroom 11'11 x 10'0 (3.63m x 3.05m)

Bathroom 8'3 x 6'5 (2.51m x 1.96m)

Garden 34'3 x 21'0 (10.44m x 6.40m)

- A Modern Fitted Kitchen with Island and Bi-Folding Doors Leading to the Garden

- Upstairs Bathroom and Downstairs WC

- Off Street Parking

- 0.3 Miles to Bush Hill Park Station

- Within Close Proximity of Local Shops and Amenities Including Enfield Retail Park









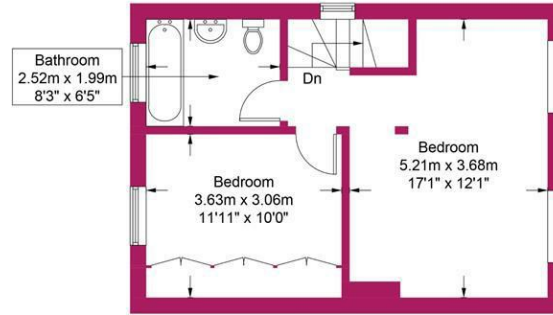
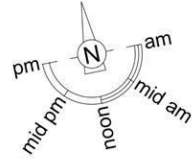
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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

Amberley Road, EN1

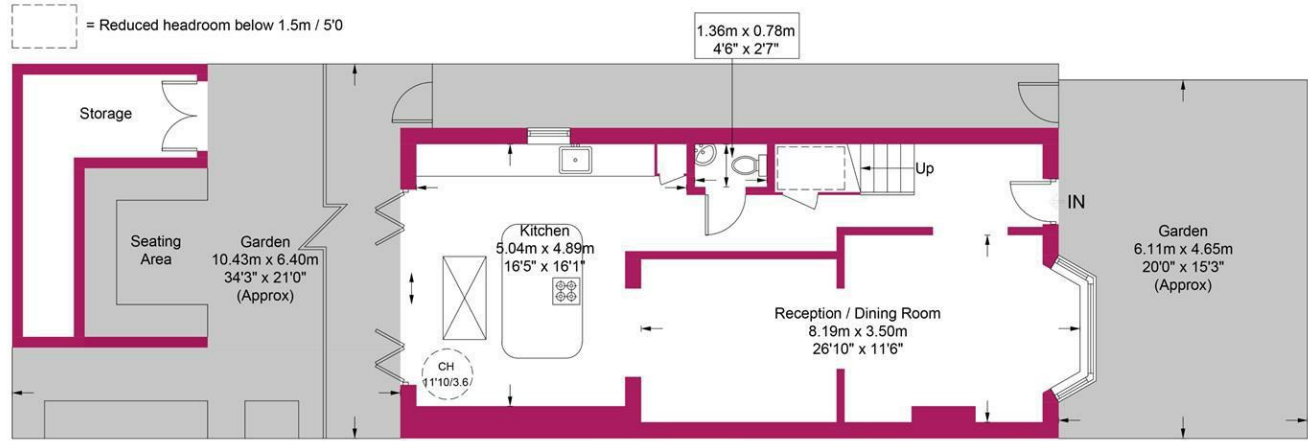
Approximate Gross Internal Area = 1083 sq ft / 100.6 sq m

Restricted Height = 13 sq ft / 1.2 sq m

External Storage = 88 sq ft / 8.2 sq m



First Floor



Ground Floor

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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