

Holtwhites Hill, EN2 8BL Enfield





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Kings Group-Enfield Town are pleased to present this CHAIN FREE TWO DOUBLE BEDROOM GROUND FLOOR FLAT located just a short distance from transport links including local bus routes and Gordon Hill Station which provides direct access into the City. This ideal first time purchase or investment opportunity comprises a bright and airy living room, fitted kitchen/diner, two double bedrooms, shower room and a separate wc. The property benefits from ample storage space throughout and well maintained communal gardens to enjoy.

£300,000









- CHAIN FREE
- Well Maintained Communal Gardens
- Fitted Kitchen/Diner
- Gas Central Heating
- Naturally Bright and Airy Throughout

#### Hallway

Three storage cupboards, double radiator, carpeted flooring, smoke alarm

#### Bathroom 5'99 x 5'0 (1.52m x 1.52m)

Double glazed opaque windows to the rear, textured ceiling, part tiled walls, double radiator, lino flooring, electric shower cubicle, pedestal wash basin

#### W.C 7'02 x 2'48 (2.18m x 0.61m)

Double glazed opaque windows to the rear, single radiator, lino flooring, low level w.c

#### Living Room 17'94 x 10'74 (5.18m x 3.05m)

Double glazed windows at the front, textured ceiling, double radiator, carpeted flooring, TV aerial point, power points, video entry system

## Kitchen 15'70 x 7'85 (4.57m x 2.13m)

Double glazed windows to the rear, single radiator, lino flooring, tiled splash back walls, wall units with roll top, space for cooker, plumbing for washing machine, textured ceiling, power points

### Bedroom 1 13'77 x 10'11 (3.96m x 3.33m)

Double glazed windows at the front, double radiator, carpeted flooring, power points

# Bedroom 2 10'02 x 9'14 (3.10m x 2.74m)

Double glazed windows to the rear, double radiator, carpeted flooring, power points, built in wardrobe & storage cupboards

- Two Double Bedroom Ground Floor Flat
- Spacious Living Room
- Within Close Proximity of Transport Links Including Gordon Hill Station
- Ideal First Time Purchase or Investment Opportunity
- Within Close Proximity of Local Shops and Amenities









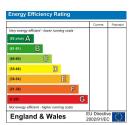


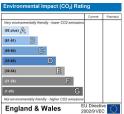


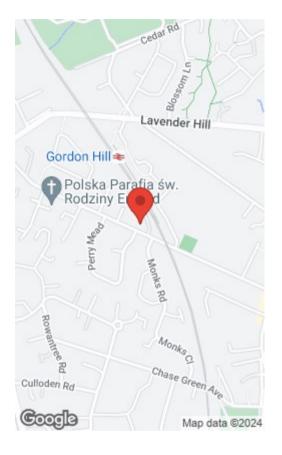














THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the vendor. The agent has not had sight of the EN1 3EF T: 0208 364 4118



















E: www.kings-group.net

