



Trinity Avenue, EN1 1HT  
Enfield







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## Trinity Avenue, EN1 1HT

Kings Group-Enfield Town are pleased to offer this CHAIN FREE FOUR BEDROOM EXTENDED END TERRACE HOUSE located just a short distance from Bush Hill Park Station(0.2 miles) providing direct access into the City. Furthermore the property provides easy access to the A10/M25/A406 all of which providing good access to surrounding areas. Accommodation comprises two reception rooms, extended kitchen/diner, four sizeable bedrooms, shower room, an impressive 120ft rear garden, off street parking and a garage to the side. This ideal family home falls within catchment area of sought after schools including Bush Hill Park Primary School and The Raglan Schools.

£625,000





- **Four Bedroom Extended End of Terrace House**
- **Garage to Side/ Potential for Double Story Side Extension**
- **Two Reception Rooms**
- **Within Catchment Area of Highly Sought After Schools including Bush Hill Primary and The Raglan Schools**
- **Within Walking Distance of Local Shops and Amenities**

#### Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Single glazed opaque window to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, Smoke alarm, Alarm panel, Power points

#### Reception Room 1 13'53 x 12'54 (3.96m x 3.66m)

Double glazed bay window to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, TV aerial point, Power points

#### Reception Room 2 20'69 x 11'18 (6.10m x 3.35m)

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

#### Kitchen/Diner 16'90 x 10'18 (4.88m x 3.05m)

Double glazed door leading to the garden, Double radiator, Tiled flooring, Tiled splash backs, A range of base and wall units and work surfaces, Electric oven, Space for fridge/freezer, Power points

#### Shower Room 7'74 x 5'93 (2.13m x 1.52m)

Double glazed opaque window to the rear aspect, Double radiator, Tiled flooring, Shower cubicle, Wash basin with mixer tap, Low level WC, Shaver point

#### Bedroom 1 16'58 x 15'66 (4.88m x 4.57m)

Double glazed opaque window velux window to the rear aspect, Eaves storage, Carpeted flooring, TV aerial point, Power points

#### Bedroom 2 15'15 x 10'80 (4.57m x 3.05m)

Double glazed bay window to the front aspect, Double radiator, Carpeted flooring, Fitted wardrobes, Power points

- **Approx. 120 ft. Long Rear Garden**
- **Front Driveway**
- **Close Proximity To Bush Hill Park Station**
- **Chain Free**

- **Easy Access to the A10/M25/A406**

#### Bedroom 3 11'84 x 10'24 (3.35m x 3.05m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Carpeted flooring, Fitted wardrobes, Power points

#### Bedroom 4 6'85 x 8'56 (1.83m x 2.44m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, Power points

#### Garden approx 100' (approx 30.48m)

Plant and shrub borders, Concrete paving, Wooden shed, Power sockets, Green house







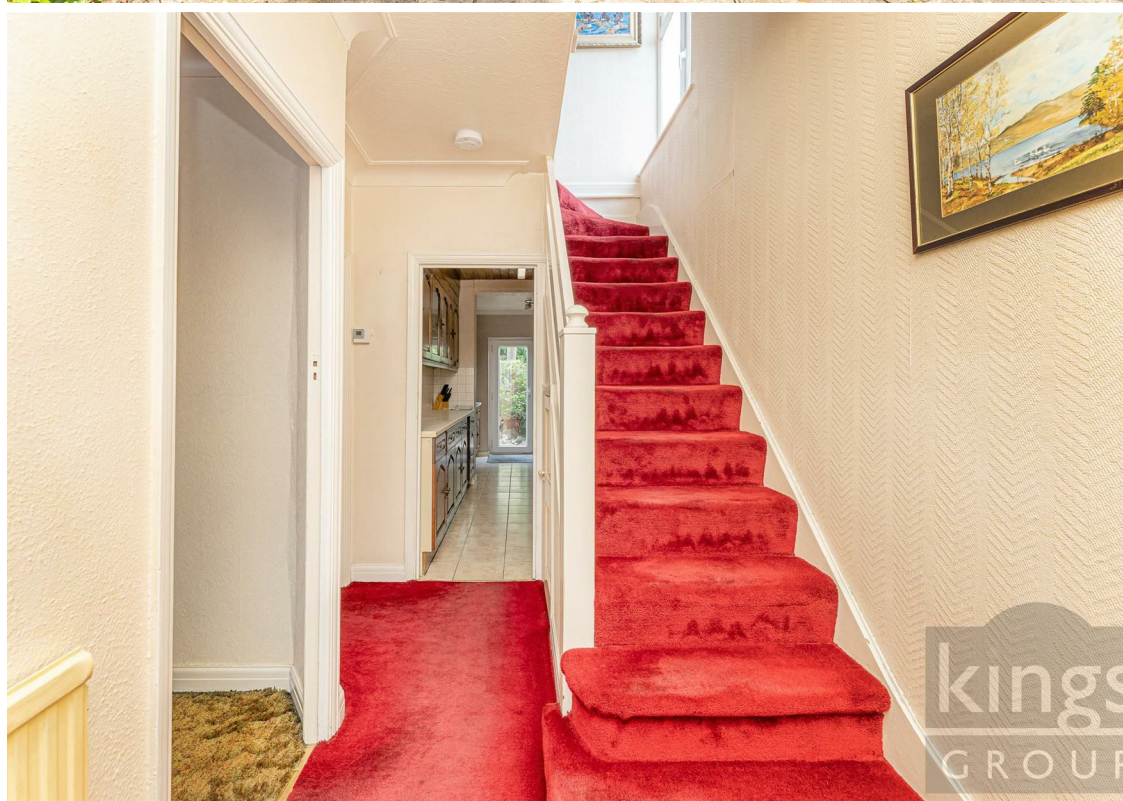
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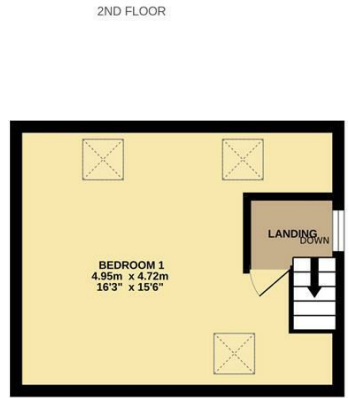
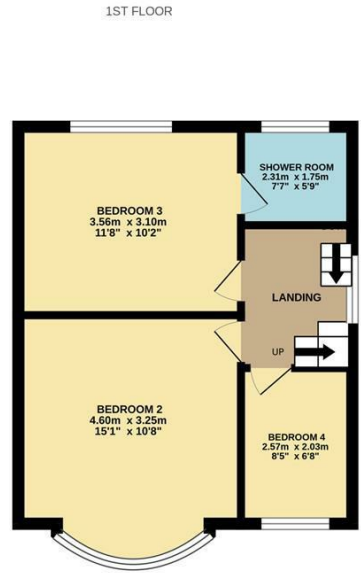
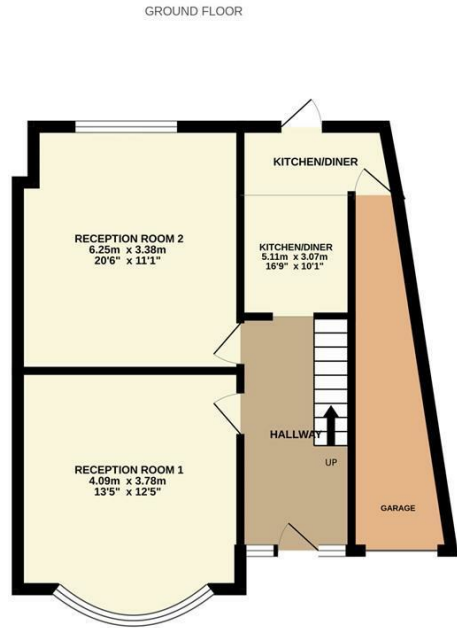
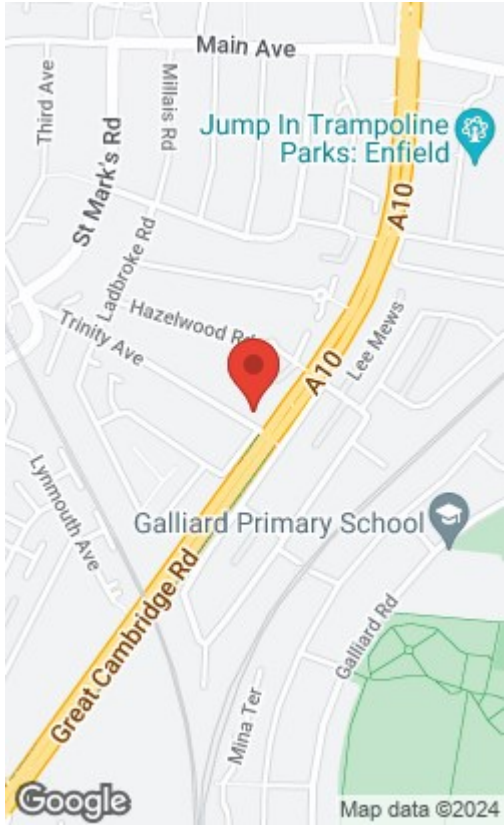
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <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>84</b>	<b>62</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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