



Tenniswood Road, EN1 3HE  
Enfield





## Tenniswood Road, EN1 3HE

We are in receipt of an offer of £550,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Kings Group-Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM 1930'S SEMI-DETACHED HOUSE located in highly sought after Willow Estate. Accommodation comprises two reception rooms, kitchen, downstairs wc, lean too, three bedrooms, upstairs bathroom and a spacious garden. Furthermore the property also benefits from off street parking for up to 8 vehicles. Conveniently located the property is within close proximity of Enfield Town Centre which boasts an array of shops and restaurants to enjoy. The property also provides easy access to transport links including local bus routes and Enfield Town Station which provides direct access into the City.

£574,950



- Chain Free
- Driveway for 7/8 Vehicles
- Two Reception Rooms
- In Need of Refurbishment Throughout
- Large Garden

**Front Lounge 14'03 x 11'60 (4.34m x 3.35m)**

**Dining Room 13'42 x 9'19 (3.96m x 2.74m)**

**Kitchen 8'43 x 7'73 (2.44m x 2.13m)**

**Lean-to 21'33 x 9'20 (6.40m x 2.74m)**

**Downstairs WC 5'99 x 2'97 (1.52m x 0.61m)**

**Garage 16'73 x 10'42 (4.88m x 3.05m)**

**Garden approx 70 (approx 21.34m)**

**Bedroom One 14'34 x 10'83 (4.27m x 3.05m)**

**Bedroom Two 10'07 x 10'91 (3.23m x 3.05m)**

**Bedroom Three 8'50 x 6'35 (2.44m x 1.83m)**

**Family Bathroom 7'11 x 6'73 (2.41m x 1.83m)**

- Three Bedroom 1930's Semi-Detached House
- Garage to the Side
- Downstairs WC and Upstairs Bathroom
- Potential for a Side Extension STPP
- Desirable Willow Estate Location







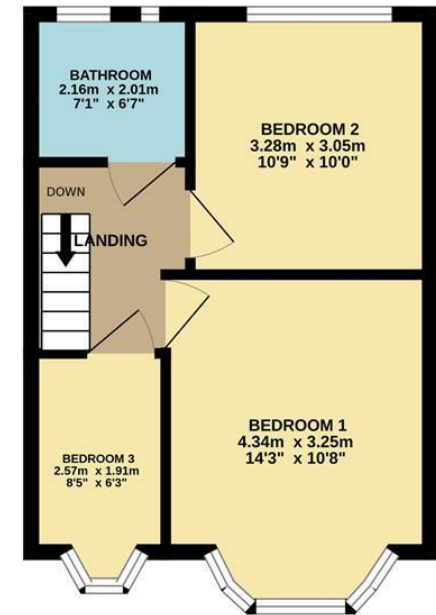
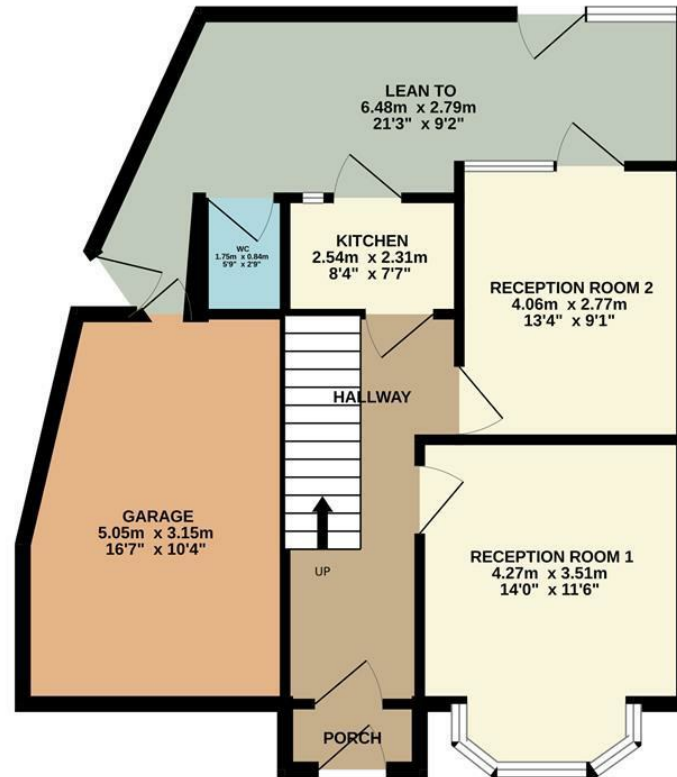


| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (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 |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| 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.

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