



Batley Road, EN2 0JG
Enfield





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Kings Group - Enfield Town are thrilled to present this enchanting three-bedroom end-of-terrace period cottage, arranged over three floors, perfectly situated within a short stroll from Gordon Hill Station, providing swift access to London Moorgate. This bright and airy family home is ideally located within the catchment areas of several of Enfield's most prestigious schools, including St. Michael's Primary, Lavender Primary, and St. George's Primary. The property features a spacious bright and airy through lounge, a well-appointed kitchen, a convenient downstairs bathroom, and three delightful bedrooms. Additionally, it boasts a low-maintenance garden, perfect for effortless outdoor enjoyment.

Offers In Excess Of £465,000



- **Three Bedroom End of Terrace Period Cottage**
- **Generous Sized Through Lounge**

- **Within Close Proximity To Local Shops & Amenities**
- **Bright & Airy Throughout**

Downstairs Bathroom 10'88 x 4'36 (3.05m x 1.22m)

Double glazed opaque windows to the rear, ceiling spotlights, tiled walls, heated towel rail radiator, lino flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with mixer tap, low level w.c, airing cupboard

Through Lounge 10'56 x 22'80 (3.05m x 6.71m)

Double glazed windows at the front, coved ceiling, laminate flooring, feature wrought open style iron fireplace, smoke alarm, phone point, TV aerial point, power points

Kitchen 6'07 x 10'62 (2.01m x 3.05m)

Double radiator, lino flooring, tiled splash back walls, wall units with roll top, space for cooker, integrated chimney style extractor hood, double drainer unit sink, space for fridge freezer, plumbing for washing machine, double glazed door leading to garden, ceiling spotlights, power points

Bedroom 1 15'87 x 9'46 (4.57m x 2.74m)

Two velux double glazed windows to the rear and front, double radiator, ceiling spotlights, power points, engineered oak flooring

Bedroom 2 9'69 x 11'56 (2.74m x 3.35m)

Double glazed windows at the front, picture rail walls, double radiator, laminate flooring, two built in storage cupboards, power points

Bedroom 3 10'99 x 5'24 (3.05m x 1.52m)

Double glazed windows to the rear, ceiling rose, picture rail walls, double radiator, laminate flooring, TV aerial point, power points, smoke alarm

Garden

Fence panels, paving, outside water tap, security light, outside power

- **Loft Conversion**
- **Within Catchment of Sought After Local Schools including St. Michael's Primary, Lavender Primary, and St. George's Primary.**
- **Walking Distance of Gordon Hill Station (0.5 miles)**
- **Arranged Over Three Floors**





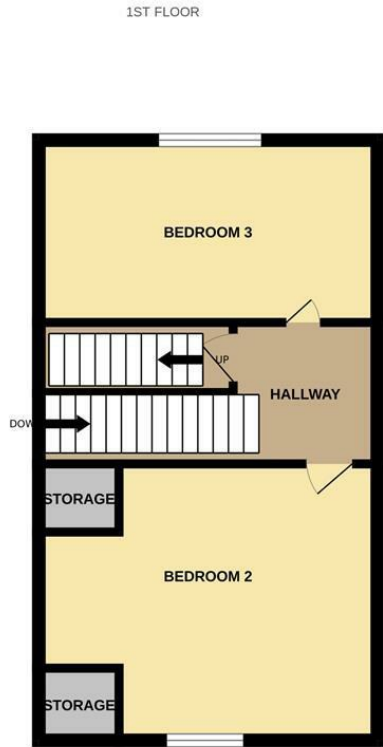
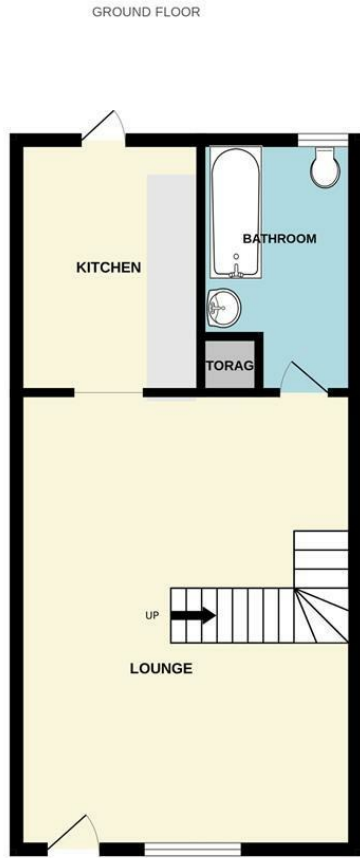
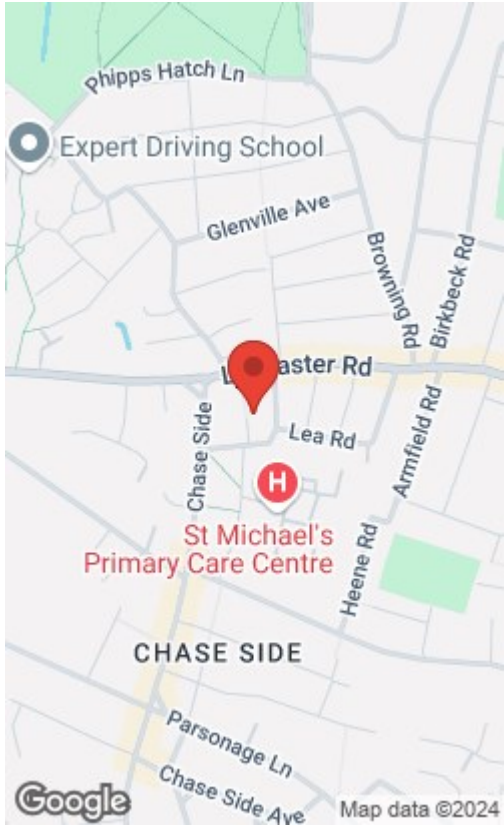
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
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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