



Orton Grove, EN1 4UE  
Enfield





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Kings Group-Enfield Town are delighted to offer this CHAIN FREE TWO BEDROOM FIRST FLOOR FLAT situated in a peaceful residential road, just a short distance from local shops and amenities including the Forty Hall Estate which boasts an array of green spaces to enjoy and David Lloyd Leisure Centre. This ideal investment opportunity or first time purchase comprises a naturally bright and airy living room with direct access to your own private balcony overlooking the well maintained communal gardens, fitted kitchen, bathroom and two bedrooms with an en-suite bathroom to the master. The property also benefits from ample storage space and residents parking. Within close proximity is the A10/M25/A406 all of which provide good access to surrounding areas. Furthermore the property falls within catchment area of some of Enfield's most sought after schools including Worcester's Primary School.

Offers In Excess Of £275,000



- Chain Free
- Balcony
- Dual Aspect Living Room
- Ample Storage Space
- Ideal First Time Purchase or Investment Opportunity

- Two Bedroom First Floor Flat
- Family Bathroom and En-Suite Bathroom to the Master Bedroom
- Fitted Kitchen
- Residents Parking
- Within Close Proximity of the A10/M25/A406 All Providing Good Access to Surrounding Areas

### Hallway

Entry phone system, Storage cupboard, Airing cupboard, Laminate flooring, Smoke alarm

### Living Room 15'32 x 14'20 (4.57m x 4.27m)

Double glazed window to the rear aspect, Door leading to the balcony, Laminate flooring, Electric heater, TV aerial point, Power points

### Kitchen 10'07 x 8'63 (3.23m x 2.44m)

A range of base and wall units with roll top work surfaces, Tiled flooring, Tiled splash backs, Sink drainer unit, Integrated electric oven, Electric hob, Integrated extractor hood, Space for fridge/freezer, Plumbing for washing machine, Plumbing for dishwasher, Sink drainer unit, Power points

### Bathroom 10 x 5'29 (3.05m x 1.52m)

Panel enclosed bath with shower attachment, Wash basin with mixer tap, Low level WC, Extractor fan, Partly tiled walls, Lino flooring

### Bedroom 1 14'69 x 10'01 (4.27m x 3.07m)

Double glazed window to the rear aspect, Electric heater, Carpeted flooring, Power points

### En-Suite 7'76 x 5'57 (2.13m x 1.52m)

Panel enclosed bath with mixer tap and shower attachment, Wash basin, Low level WC, Partly tiled walls, Lino flooring

### Bedroom 2 10'13 x 8'01 (3.05m x 2.46m)

Double glazed window to the rear aspect, Electric heater, Carpeted flooring, Power points





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# FIRST FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	86		

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

EU Directive 2002/91/EC  
 England & Wales

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (81-91) A  
 (69-80) B  
 (55-68) C  
 (39-54) D  
 (21-38) E  
 (1-20) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC  
 England & Wales



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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