



Southbury Avenue, EN1 1RN
Enfield





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Kings Group - Enfield Town is excited to present this charming three-bedroom terraced house, ideally located within a mile of Southbury, Bush Hill Park, and Enfield Town Overground Stations, all offering direct and quick connections to London Liverpool Street and easy access to the Victoria Line at Seven Sisters. With the A10, M25, and A406 nearby, commuting by car is just as convenient, providing excellent links to surrounding areas.

This property is just a short distance from a variety of local shops, Enfield's vibrant Retail Parks, and Cineworld, making it perfect for families or anyone looking to enjoy the best of the area. The home is also within the catchment area for some of the most sought-after schools in Enfield including George Spicer Primary.

With so much to offer, this is an ideal family home, and early viewings are highly recommended. Contact us today on 0208 364 4118 to book your appointment and avoid missing out on this fantastic opportunity!

Offers In Excess Of £515,000



- **Three Bedroom End of Terrace House**
- **Downstairs Shower Room & Upstairs Bathroom**
- **Within Walking Distance of Southbury/Enfield Town & Bush Hill Park Train Stations**
- **Conservatory**

Hallway

Stairs to first floor landing, double glazed windows, double radiator, laminate flooring, power points

Downstairs Bathroom

Double glazed opaque windows to the side, ceiling spotlights, tiled walls, tiled flooring, extractor fan, shower cubicle, wash basin with mixer tap, low level w.c

Lounge

Double glazed windows to the rear, ceiling spotlights, double radiator, laminate flooring, TV aerial point, power points, double glazed door leading to the conservatory

Kitchen

Double glazed windows to the front & opaque windows to the side, single radiator, flooring, tiled splash back walls, wall units, wooden work surfaces, integrated cooker, electric oven with gas hobs, integrated chimney style extractor hood, drainer unit sink, space for fridge freezer, ceiling spotlights , power points

First Floor Landing

Double radiator, laminate flooring, power points, double glazed window to the front

Upstairs Bathroom

Double glazed opaque windows to the side, heated towel rail radiator, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower attachment, wash basin with mixer tap, low level w.c, tiled walls

Bedroom 1

Double glazed windows, ceiling spotlights, double radiator, laminate flooring, power points

- **55ft. Rear Garden with Side & Rear Access**
- **Well Presented Throughout**
- **Close to Local Shops & Amenities Including Enfield Retail Park**

Bedroom 2

Double glazed windows to the rear, double radiator, laminate flooring, power points

Bedroom 3

Double glazed windows to the front, ceiling spotlights, single radiator, laminate flooring, built-in wardrobes, power points

Conservatory

Double glazed windows to the rear, tiled flooring, sliding doors leading to garden

Garden

Mainly laid to lawn with plants and shrub borders, fence panels, side & rear access, two wooden sheds, outside water tap





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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



Ground Floor

First Floor

Southbury Avenue

Approximate Gross Internal Floor Area : 106.40 sq m / 1145.28 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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