



St. Lukes Avenue, EN2 0BH  
Enfield







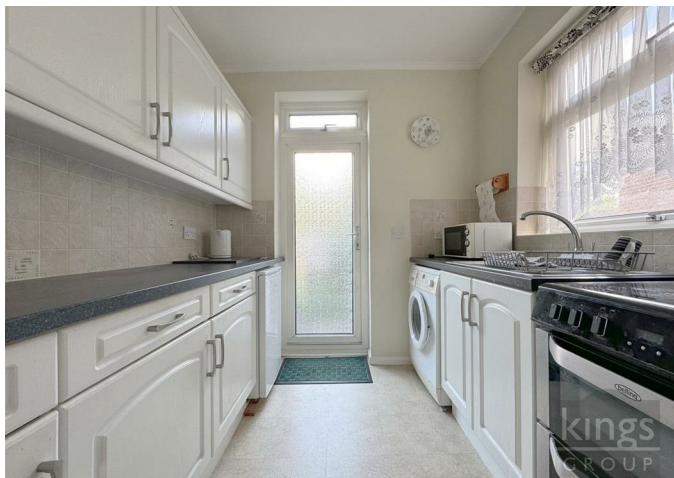
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GROUP



## St. Lukes Avenue, EN2 0BH

Kings Group-Enfield Town are pleased to present this WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE being offered for sale on a chain free basis. Accommodation comprises two reception rooms, fitted kitchen and wc to the ground floor. First floor accommodation includes three sizeable bedrooms and a three piece bathroom suite. Step outside to a mainly laid to lawn rear garden with side access and access to the garage. This ideal family home falls within catchment area of some of Enfield's most sought after schools, and provides easy access to local shops and amenities to enjoy.

£550,000





- Chain Free
- Two Reception Rooms
- Upstairs Family Bathroom and Downstairs WC
- Easy Access to Transport Links Including Local Bus Routes and Gordon Hill Station

#### Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Carpeted flooring, Double radiator, Smoke alarm, Power points

#### Reception Room 1 13'20 x 12'19 (3.96m x 3.66m)

Double glazed windows to the front aspect, Coved ceiling, Parquet wood flooring, Single radiator, Power points

#### Reception Room 2 12'19 x 11'22 (3.66m x 3.35m)

Window to the rear aspect, Single radiator, Carpeted flooring, Power points

#### Kitchen 9'07 x 8'29 (2.92m x 2.44m)

Double glazed window to the side aspect, Double glazed door leading to the garden, Lino flooring, A range of base and wall units with roll top work surfaces, Sink drainer unit, Space for fridge/freezer, Space for cooker, Built in storage cupboard, Power points

#### Downstairs WC

Tiled walls, Low level WC, Wash basin with mixer tap, Single glazed window to the rear aspect

#### First Floor Landing

Loft access, Opaque window to the side aspect, Carpeted flooring

#### Bedroom 1 14'14 x 12'21 (4.27m x 3.66m)

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

#### Bedroom 2 12'07 x 10'56 (3.84m x 3.05m)

Window to the rear aspect, Single radiator, Carpeted flooring, Power points, Airing cupboard, Built in wardrobes

- Three Bedroom Semi-Detached House
- Garage
- Within Close Proximity of Local Shops and Amenities
- Ideal Family Home

#### Bedroom 3 9'03 x 6'07 (2.82m x 2.01m)

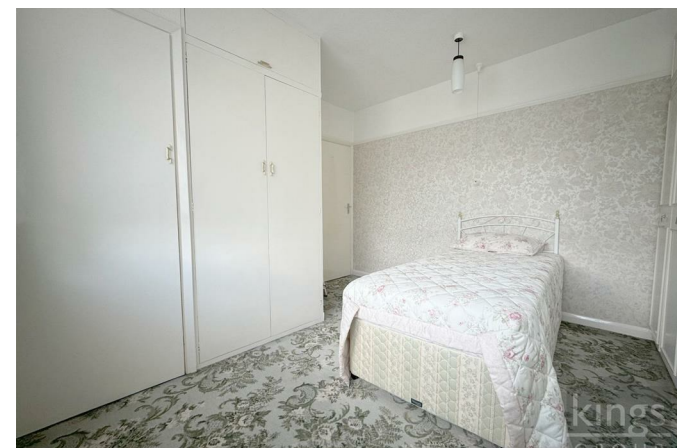
Double glazed window to the front aspect, Carpeted flooring, Single radiator, Power points

#### Bathroom 7'38 x 5'88 (2.13m x 1.52m)

Opaque window to the rear aspect, Single radiator, Lino flooring, Tiled walls, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap and pedestal, Low level WC

#### Garden approx 40' (approx 12.19m)

Mainly laid to lawn, Side access, Access to the garage, Wooden shed











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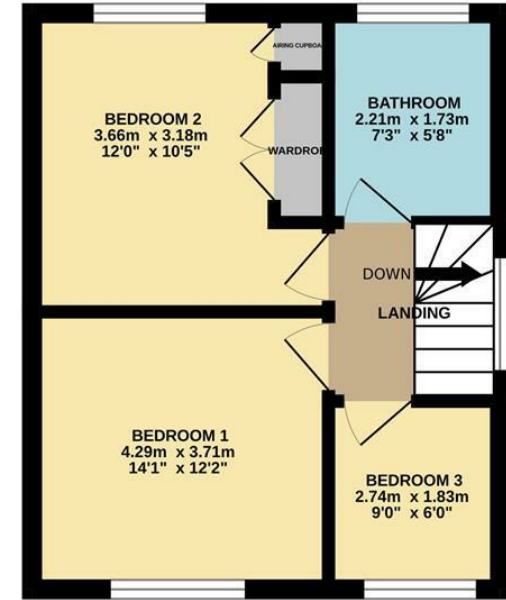
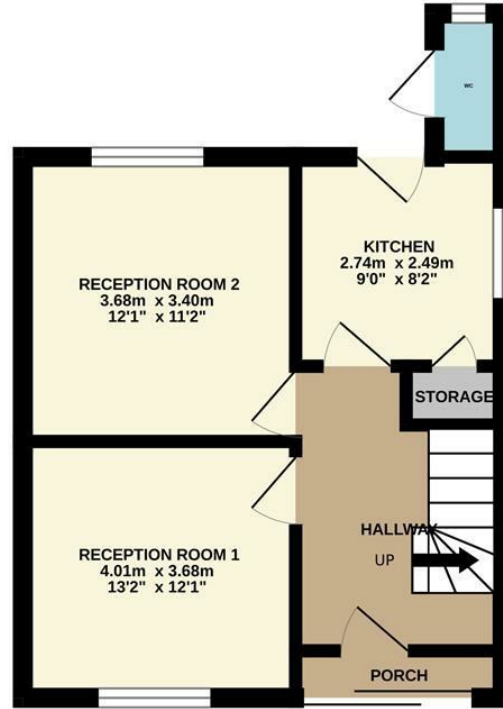
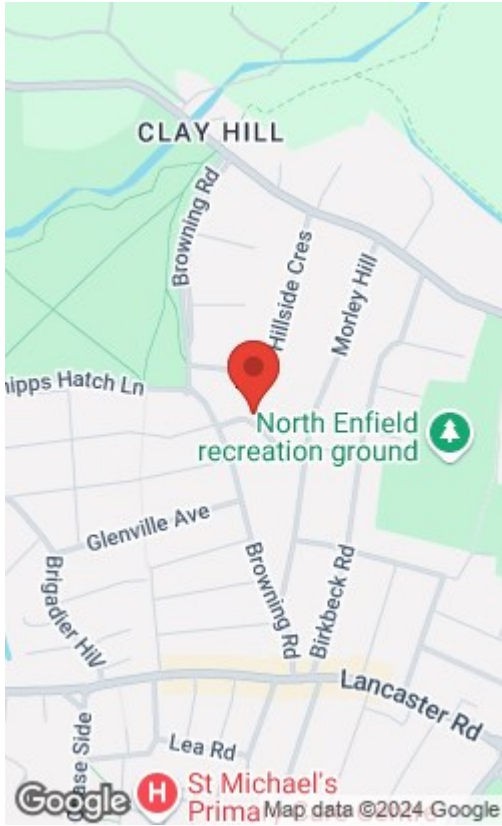




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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