



Mafeking Road, EN1 3SS
Enfield





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Welcome to this beautifully presented three double-bedroom Victorian terrace, offering a perfect blend of period charm and modern convenience. As you step inside, you'll find a spacious and inviting living room, perfect for relaxing or entertaining guests. The heart of the home is the modern, extended kitchen, equipped with high-quality integrated appliances, a stylish breakfast bar, and plenty of storage space. This lovely home also includes a convenient downstairs WC and a five-piece bathroom suite upstairs, ensuring comfort and functionality for all. Outside, the well-maintained garden provides a tranquil retreat with rear access and a powered shed with lighting, offering excellent storage or workspace options.

£575,000



- Three Double Bedroom Victorian Terrace House
- Spacious Living Area With French Doors Leading to the Garden
- Beautifully Presented Throughout

- Close Proximity to Transport Links Including Local Bus Routes and Enfield Town Station(0.5 miles) With Direct Access Into the City
- Easy Access to the A10/M25/A406 All of Which Providing Good Access to Surrounding Areas

Hallway

Stairs leading to the first floor landing, Spotlights, Radiator, Laminate flooring, Smoke alarm

Living Room

Double glazed windows to the front aspect, Fitted plantation shutter blinds, Spotlights, Power points, USB points, Radiator, Laminate flooring, Gas fireplace, TV aerial point, Under stairs storage cupboard, French doors leading to the garden

Kitchen

Double glazed windows to the side aspect, Radiator, Skylight window, Bi-folding doors leading to the garden, Tiled flooring, Tiled splash backs, Sink drainer unit, A range of base and wall units with flat top work surfaces, Integrated electric oven, Gas hob, Integrated extractor hood, Integrated fridge/freezer, Integrated dishwasher, Plumbing for washing machine, Integrated wine cooler, Spotlights, Power points

Downstairs WC

Wash basin with mixer tap, Low level WC, Tiled flooring, Extractor hood

First Floor Landing

Stairs leading to the second floor landing, Laminate flooring, Smoke alarm

Bathroom

Double glazed opaque window to the rear aspect, Walk in shower, Panel enclosed bath, Bidet, Low level WC, Wash basin with mixer tap and vanity unit underneath, Built in storage cupboards, Partly tiled walls, Tiled flooring, Heated towel rail

- Modern Fitted Kitchen With Integrated Appliances and Breakfast Bar
- Downstairs WC and Upstairs Five Piece Bathroom Suite
- Within Walking Distance of Enfield Town Centre With An Array of Local Shops and Amenities
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including George Spicer Primary School
- Approximately 1262.60ft of Living Space

Bedroom 2

Double glazed windows to the front aspect, Radiator, Laminate flooring, Feature fireplace, Power points

Bedroom 3

Double glazed window to the rear aspect, Radiator, Laminate flooring, Feature fireplace, Built in wardrobes, TV aerial point, Power points

Second Floor Landing

Double glazed window to the rear aspect, Eaves storage

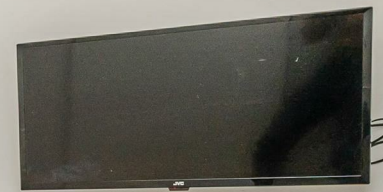
Bedroom 1

Double glazed Velux windows to the front aspect, Double glazed window to the rear aspect, Radiator, Laminate flooring, Power points, Eaves storage

Garden

Rear access, Outside water tap, Paving





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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



Approximate Gross Internal Floor Area : 117.3 sq m / 1262.60 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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