



Barrowell Green, N21 3AY
London





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KINGS GROUP are delighted to offer this charming three-bedroom terrace house combines period character with modern comforts, making it an ideal family home. The property features a spacious through lounge, beautifully utilised as both a living space and dining area, complete with a stylish feature fireplace. The modern fitted kitchen provides ample storage and workspace, while an adjacent utility area adds convenience. The downstairs includes a four-piece bathroom suite. Outside, the well-presented rear garden offers a peaceful retreat with side access, along with a large, brick-built outbuilding for storage or a potential home office. This home is within the catchment area of sought-after schools, including Highfield Primary School, and is close to the beautiful Firs Farm Wetlands Park and nearby playing fields, providing access to green spaces and outdoor activities. This property offers a blend of period charm, modern living, and a fantastic location.

£590,000



- Three Bedroom Victorian End Terrace House

- Modern Fitted Kitchen

- Four Piece Bathroom Suite

- Ideal Family Home

- Within Easy Reach of Transport Links Including Winchmore Hill Station(0.6 miles) and Palmers Green Station(0.8 miles)

Through Lounge

Double glazed opaque bay window to the front aspect, Single glazed window to the rear aspect, Wooden flooring, Coved ceiling, Feature fireplace, Under stairs storage cupboard, Stairs leading to the first floor landing, TV aerial point, Telephone point, Power points

Kitchen

Double glazed window to the side aspect, A range of base and wall units with flat top work surfaces, Sink drainer unit, Tiled splash backs, Integrated electric oven, Gas hob, Extractor hood, Space for fridge/freezer, Plumbing for dishwasher, Power points, Tiled flooring

Utility Room

Double glazed window to the rear aspect, Double glazed door leading to the garden, Plumbing for washing machine and dryer, A range of base and wall units with roll top work surfaces, Sink drainer unit, Radiator

Bathroom

Double glazed opaque window to the rear aspect, Shower cubicle, Panel enclosed bath with mixer tap and shower attachment, Low level WC, Wash basin with mixer tap and vanity unit underneath, Heated towel rail, Tiled flooring, Tiled walls, Spotlights

First Floor Landing

Loft access, Carpeted flooring, Storage cupboard

Bedroom 1

Double glazed windows to the front aspect, Double radiator, Carpeted flooring, Spotlights, Power points

Bedroom 2

Double glazed window to the rear aspect, Spotlights, Double radiator, Carpeted flooring, Power points

- Naturally Bright and Airy Through Lounge

- Utility Room

- Well Presented Rear Garden With Side Access and Brick Built Outbuilding to the Rear

- Within Catchment Area of Highly Sought After Schools Including Winchmore School, Firs Farm Primary School and Highfield Primary School

- Walking Distance to Firs Farm Wetlands Park and Playing Fields

Bedroom 3

Double glazed window to the rear aspect, Spotlights, Double radiator, Carpeted flooring, Power points

Garden

Artificial lawn, Plant and shrub borders, Side access, Outside water tap, Access to brick built shed



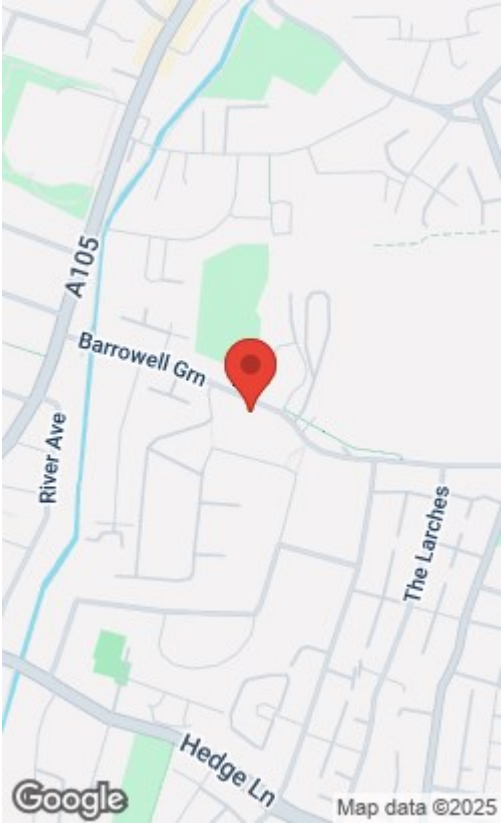


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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