



Clive Road, EN1 1RD
Enfield

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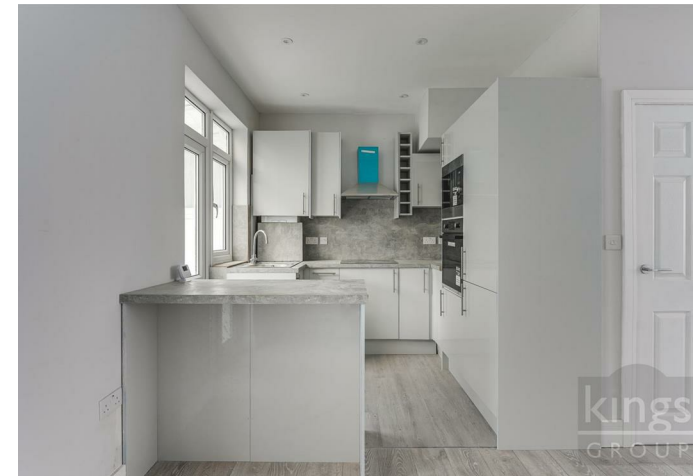
This beautifully presented, chain-free three-bedroom terraced house has been recently renovated to a high standard, offering a perfect blend of modern living and comfort. The naturally bright and airy living room provides a welcoming space for relaxation, while the contemporary fitted kitchen, complete with integrated appliances, is ideal for both cooking and entertaining. The property also features a spacious conservatory, perfect for enjoying the garden year-round. A convenient downstairs WC adds to the practicality of the home. Upstairs, you'll find a stylish three-piece bathroom suite, offering a luxurious space to unwind. Situated in a sought-after location, this home is within the catchment area of highly regarded schools, including George Spicer Primary School. With easy access to the A10, M25, and A406, as well as being within walking distance of local shops and amenities, this property offers both convenience and comfort for family living.

Council Tax Band: D

Construction Type: Standard (Brick, Tile)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Low

£525,000



- Chain Free
- Recently Renovated Throughout
- Downstairs WC and Upstairs Family Bathroom
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including George Spicer Primary School and Bush Hill Park Primary School
- Close Proximity to the A10/M25/A406 All of Which Providing Good Access to Surrounding Areas
- Beautifully Presented Three Bedroom Terrace House
- Modern Fitted Kitchen with Integrated Appliances/Houses a Brand New Combi Boiler
- Approx 79ft Rear Mainly Laid to Lawn Rear Garden
- Easy Access to Enfield Town Centre Which Boasts an Array of Shops and Restaurants to Enjoy
- Within Close Proximity of Transport Links Including Southbury Station(0.4 miles) and Bush Hill Park Station(0.5 miles)





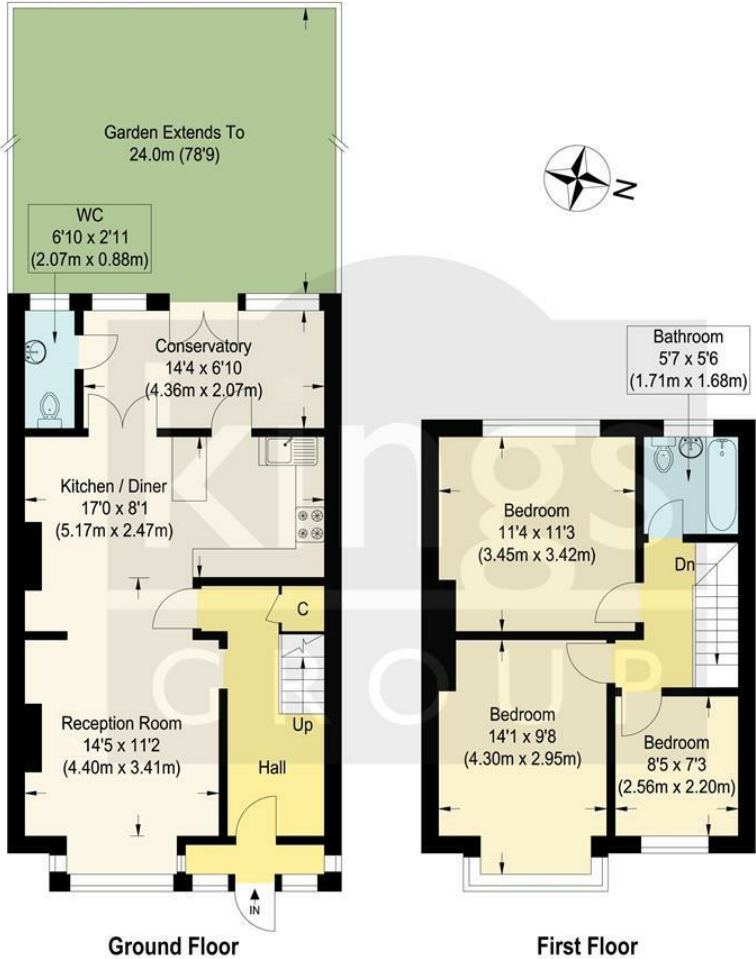
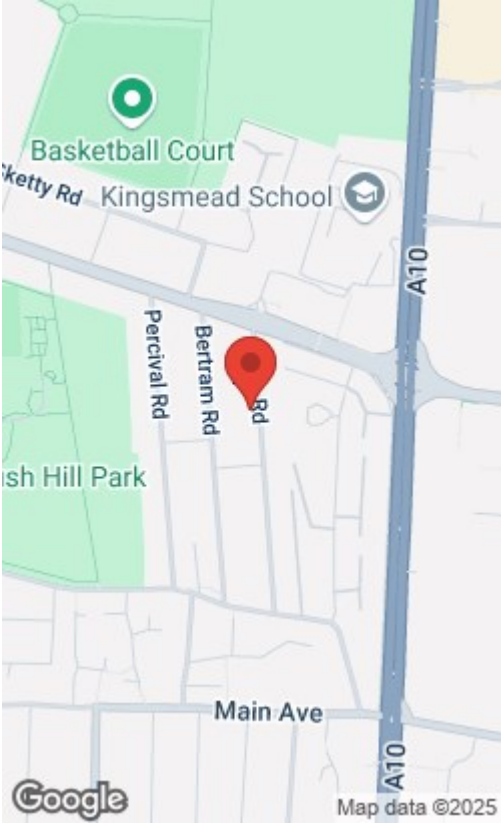
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate Gross Internal Floor Area : 89.80 sq m / 966.59 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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

