



Canning Square, EN1 4BH
Enfield

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Kings Group-Enfield Town are delighted to present this immaculately presented three-bedroom end-terrace town house which offers spacious and modern living, making it the ideal family home. Arranged over three floors, the property combines contemporary design with practicality and is perfectly located for families seeking both comfort and convenience. The ground floor features a modern fitted kitchen/diner with ample storage space, ideal for family meals and social gatherings. There is also a conveniently located downstairs WC. A sizeable third bedroom on the ground floor offers flexible use, whether as a bedroom, home office, or playroom. On the first floor, you'll find a bright and airy dual-aspect living room, providing a wonderfully spacious area for relaxing or entertaining. This floor also includes a well-maintained family bathroom and a spacious bedroom. The top floor is dedicated to the master bedroom, which benefits from its own en-suite shower room, offering a private retreat. An additional loft room offers extra space that can be adapted to suit your needs, whether as a home office, storage space or bedroom. The property is well-presented throughout and benefits from a well-maintained rear garden with side access, perfect for outdoor relaxation. There is allocated parking for your convenience. Situated in a sought-after location, this home is within the catchment area of highly regarded schools, including Worcesters Primary School, making it ideal for families with children. Easy access to the A10, M25, and A406 ensures good connections to surrounding areas. The property is also within close proximity to local amenities, including the David Lloyd Leisure Centre and Enfield Retail Park. For those who enjoy green spaces, the Forty Hall Estate, with its beautiful parkland, is just a short distance away. Bus stops are also nearby, offering excellent public transport options.

£535,000



- A Sizeable Three Bedroom End Terrace Town House
- Downstairs WC, First Floor Family Bathroom and En-Suite Shower Room to the Master Bedroom
- Dual Aspect Living Room
- A Well Maintained Rear Garden with Side Access
- Harvey Water Filter & Softener Installed in 2024

- Modern Fitted Kitchen/Diner
- Allocated Parking
- Additional Loft Room-2x Velux Windows Installed in 2021
- Ample Storage Space Throughout
- Newly Installed Boiler in June 2024 (Vaillant)



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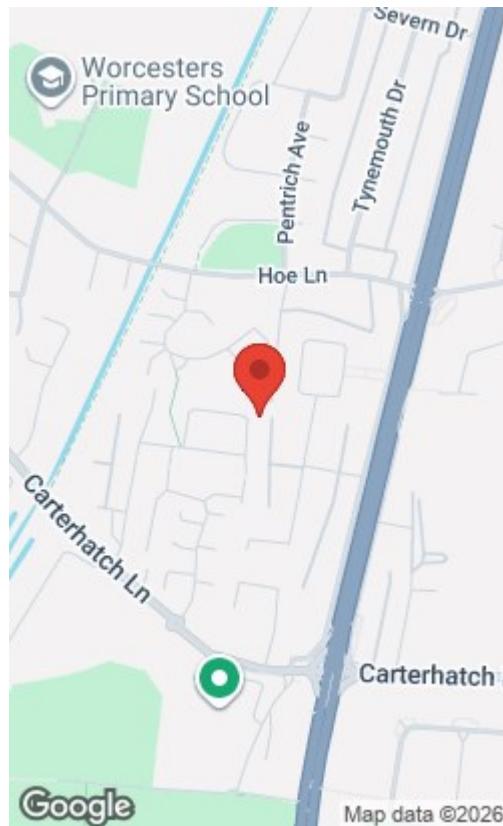
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Ground Floor

First Floor

Second Floor

Canning Square

Approximate Gross Internal Floor Area : 130.40 sq m / 1403.61 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.