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25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Delhi Road, Enfield, EN1 2NB
Offers In Excess Of £500,000

This beautifully presented THREE DOUBLE BEDROOM SEMI DETACHED HOUSE is located within walking distance of Bush Hill Park Mainline Station which offers fast links into London Liverpool Street with links to the underground at Seven Sisters (Victoria Line), local shops and amenities are nearby. There is also easy access to the A10 / M25 which offer good road links to the surrounding areas. This ideal family home falls within the catchment areas of some of the most sought after primary and secondary schools in Enfield including Raglan Primary School. The accommodation comprises three double bedrooms, two reception rooms, downstairs WC, fitted kitchen, separate utility area and rear garden. There is the added benefit of off street parking for two vehicles. In our opinion early viewing is recommended.

Entrance

UPVC double glazed porch. Opaque glazed door to

Entrance Hallway

Double radiator, stairs to first floor, under stairs storage cupboard, coving to ceiling, power points, laminate wood style flooring. Doors to

Lounge

14'10 x 12'0 (4.52m x 3.66m)

UPVC double glazed bay window to front aspect, double radiator, coving to ceiling, feature fireplace with wooden surround, telephone point, TV point, power points.

Dining Room

13'0 x 10'7 (3.96m x 3.23m)

UPVC double glazed window and French Doors to rear aspect, coving to ceiling, gas fire, TV point, power points, laminate wood style flooring.

Fitted Kitchen

11'1 x 7'1 (3.38m x 2.16m)

UPVC double glazed window and door to rear aspect, UPVC double glazed window to side aspect, double radiator, tiled walls, range of base and eye level units with roll top work surfaces, gas oven, gas hob, extractor fan, larder cupboard, sink and drainer unit with stainless steel mixer tap, space for fridge freezer, power points, laminate wood style flooring. Door to

Utility Area

UPVC double glazed window and door to rear aspect, plumbing for washing machine, power points, tiled flooring.

Downstairs WC

UPVC double glazed opaque window to side aspect, tiled walls, corner wash hand basin, low level WC, double radiator, tiled flooring.

First Floor Landing

UPVC double glazed opaque window to side aspect, loft access, Doors to

Bedroom One

14'0 x 11'0 (4.27m x 3.35m)

UPVC double glazed bay window to front aspect, double radiator, coving to ceiling, power points, laminate wood style flooring.

Bedroom Two

12'5 x 11'4 (3.78m x 3.45m)

UPVC double glazed window to rear aspect, coving to ceiling, double radiator, power points, laminate wood style flooring.

Bedroom Three

12'6 x 6'5 (3.81m x 1.96m)

UPVC double glazed window to rear aspect, coving to ceiling, cupboard housing hot water tank, double radiator, power points, laminate wood style flooring.

Bathroom

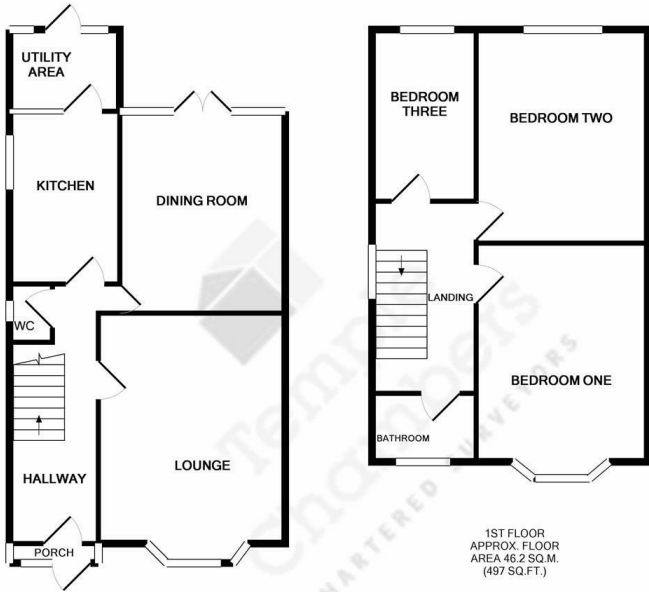
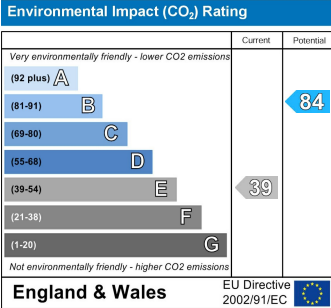
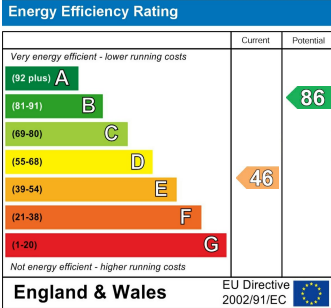
UPVC double glazed opaque window to front aspect, tiled walls, three piece bathroom suite comprising panel enclosed bath with mixer tap and electric shower over, pedestal wash hand basin, low level WC, double radiator, vinyl flooring.

Garden

Mainly laid to lawn with plant and shrub borders, decking areas, shed / garage accessed via gated shared driveway,

Parking

Off street parking at front for two vehicles.



GROUND FLOOR
APPROX. FLOOR
AREA 50.4 SQ.M.
(543 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 46.2 SQ.M.
(497 SQ.FT.)

TOTAL APPROX. FLOOR AREA 96.6 SQ.M. (1040 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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