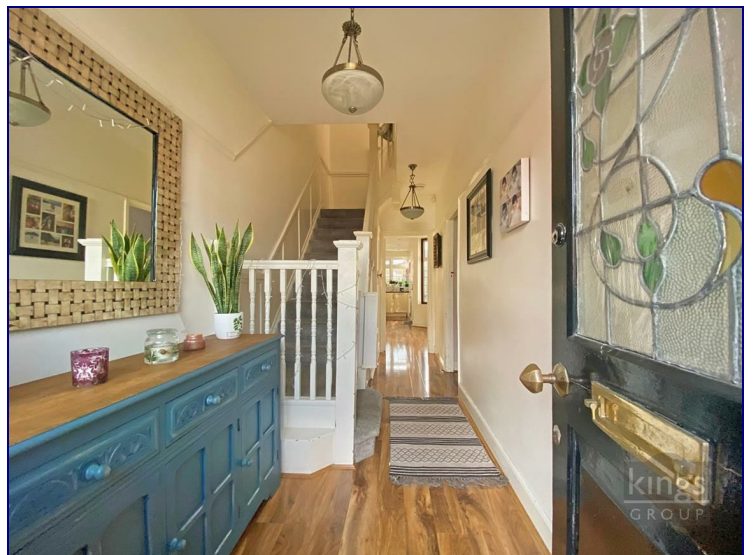
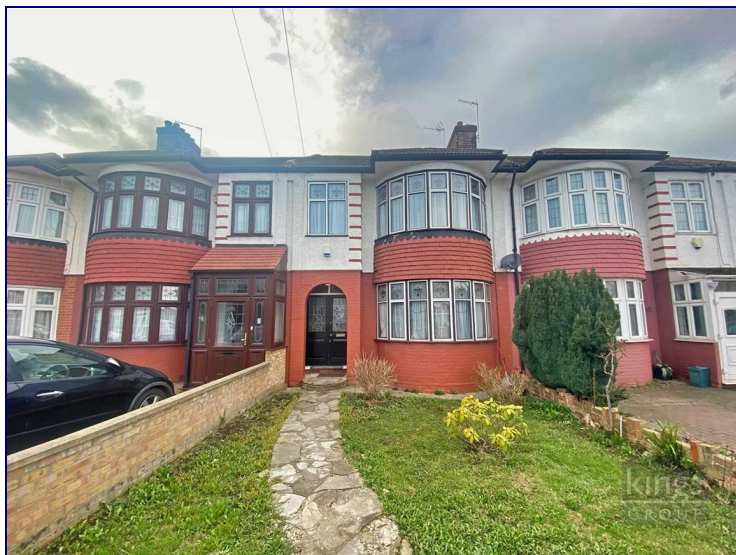


Church Street, London, N9 9HR



£575,000

Kings Group - Enfield Town are pleased to offer this LARGE THREE BEDROOM TERRACED HOUSE situated on a CHURCH STREET, which borders Winchmore Hill & Bush Hill Park. and comprises of a spacious lounge, well equipped kitchen/diner, three good sized bedrooms downstairs W.C and three piece bathroom suite upstairs. In addition, there is double glazed windows, gas central heating (untested), a well maintained front garden and 82ft rear garden. The property is conveniently located for access to the A10, A406 & M25 all of which offer good road links to the surrounding areas, as well as bus routes to surrounding areas. In our opinion this property would make the perfect family home or ideal investment property as its within the catchment area of some of Enfield's most sought after schools including Winchmore School and Highfield Primary School. Please contact us on 0208 364 4118 to book a viewing.

Entrance

Front door to:-

Hallway

Single glazed window to front, stairs to first floor landing, under stairs storage cupboard, meter cupboard, double radiator, picture rail, power points, laminate flooring.

Downstairs W.C

4'3 x 2'4 (1.30m x 0.71m)

Tiled walls, wash hand basin, low level W.C, extractor fan, laminate flooring.

Lounge

12'8 x 15'8 (3.86m x 4.78m)

Double glazed bay window to front aspect, coved ceiling, double radiator, TV point, phone point, power points laminate flooring.

Dining Room

19'10 x 15'2 (6.05m x 4.62m)

Double glazed window to rear aspect, double radiator, power points, laminate flooring, double glazed sliding doors leading to garden.

Kitchen

20'0 x 5'3 (6.10m x 1.60m)

Double glazed bay window to rear and side aspect, single radiator, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, integrated electric oven, gas hob, integrated chimney style hood extractor, space for fridge/freezer, integrated washing machine and dishwasher, spotlights, power points, laminate flooring, double glazed door leading to garden.

First Floor Landing

Smoke alarm, loft access, carpeted flooring.

Bathroom

7'4 x 7'4 (2.24m x 2.24m)

Double glazed opaque window to rear aspect, heated towel rail, tiled walls, panel enclosed bath with shower attached, wash hand basin with mixer tap, low level W.C, extractor fan, tiled flooring.

Bedroom One

15'8 x 11'6 (4.78m x 3.51m)

Double glazed bay window to front aspect, double radiator, storage cupboard, fitted wardrobes, power points, carpeted flooring.

Bedroom Two

15'0 x 11'3 (4.57m x 3.43m)

Double glazed bay window to rear aspect, double radiator, power points, carpeted flooring.

Bedroom Three

10'5 x 7'0 (3.18m x 2.13m)

Double glazed window to front aspect, double radiator, fitted wardrobes, power points, carpeted flooring.

Garden

82'0 (24.99m)

Mainly laid to lawn, rear access, patio, concrete paving, shed, outside water tap and security lights.



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	87

Environmental Impact (CO₂) 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	68

