



**24 Broadoak Avenue, Enfield Highway
Offers In The Region Of £530,000 Freehold**



24 Broadoak Avenue, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Four Bedroom End Of Terraced House
- Spacious Through Lounge
- Off Street Parking
- Extended Kitchen
- Gas Central Heating & Double Glazed Windows
- First Floor Bathroom, Ground Floor Cloakroom and En-Suite
- EPC Rating E
- A Sought After Location

KINGS GROUP are delighted to offer this stunning FOUR BEDROOM Semi-Detached house offers the perfect blend of modern comfort and classic charm. Nestled on a desirable road, the property boasts convenient off-street parking. Step inside to discover a spacious and inviting through lounge/dining area, creating an ideal space for entertaining friends and family. The extended fitted kitchen providing ample room for culinary creativity. Convenience is key with a ground floor WC, enhancing the practicality of everyday living.

Ascend to the first floor, where two generous double bedrooms and a bright single room await. A well-appointed family bathroom ensures comfort for the entire household. Take a further journey to the second floor and be captivated by the expansive loft room, offering versatility as a guest suite, home office, or additional recreational space. The convenience continues with a shower room on this level.

Situated within close proximity to local amenities, schools, and parks, making this an ideal location for families. With easy access to transportation and a thriving community.

FRONT DOOR LEADING TO

ENTRANCE HALLWAY

Engineered wooden flooring, spotlights, radiator, under the stairs storage cupboard, carpeted stairs leading to first floor

OFFICE / RECEPTION / DINING ROOM 27'8" x 16'8" (8.43m x 5.08m)

With double glazed bay window to front aspect, engineered wooden flooring, storage shelves, fireplace, radiator, power points, spotlights

KITCHEN 15'9" x 8'6" (4.80m x 2.59m)

With double glazed window to rear aspect, tiled flooring, integrated cooker with gas hob, space for fridge freezer, plumbing for washing machine, space for dishwasher, wall and base units with roll top work surfaces, power points, hood extractor fan, radiator, door leading to garden

WC 6'6" x 3'2" (1.98m x 0.97m)

With fully tiled walls, low level WC, wash basin, spot lights

FIRST FLOOR LANDING

With carpeted flooring, spotlights, stairs leading to second floor

BEDROOM ONE 14'2" x 10'3" (4.32m x 3.12m)

With double glazed bay window to front aspect, laminate flooring, coved ceiling, radiator, power points, built in wardrobes

BEDROOM TWO 8'1" x 6'1" (2.46m x 1.85m)

With double glazed window to front aspect, laminate flooring, coved ceiling, radiator, power points,

BEDROOM THREE 12'9" x 10'2" (3.89m x 3.10m)

With double glazed window to rear aspect, laminate flooring, coved ceiling, radiator, power points,

BATHROOM 8'9" x 6'1" (2.67m x 1.85m)

With double glazed opaque window to rear aspect, tiled flooring, panel enclosed bath, wash basin with mixer taps and vanity unit under, low level WC, radiator, fully tiled walls

SECOND FLOOR LANDING

With carpeted flooring

BEDROOM FOUR 15'6" x 12'3" (4.72m x 3.73m)

With double glazed window to rear aspect, eaves storage, storage cupboard, power points, door leading to ensuite

ENSUITE 5'5" x 4'1" (1.65m x 1.24m)

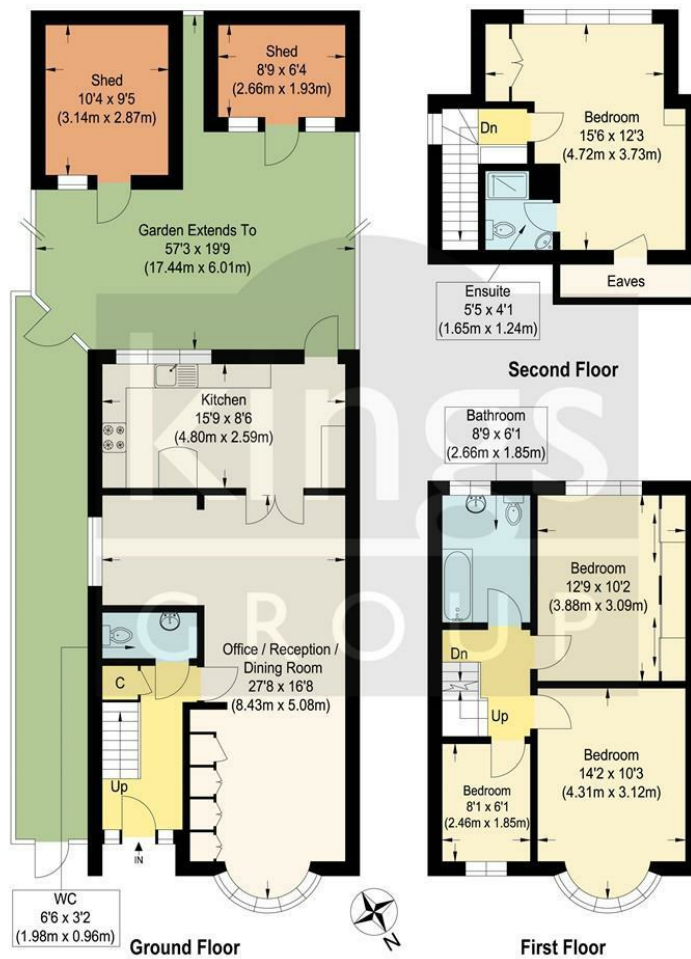
With shower cubicle, wash basin, low level WC

GARDEN 57'3" x 19'9" (17.45m x 6.02m)

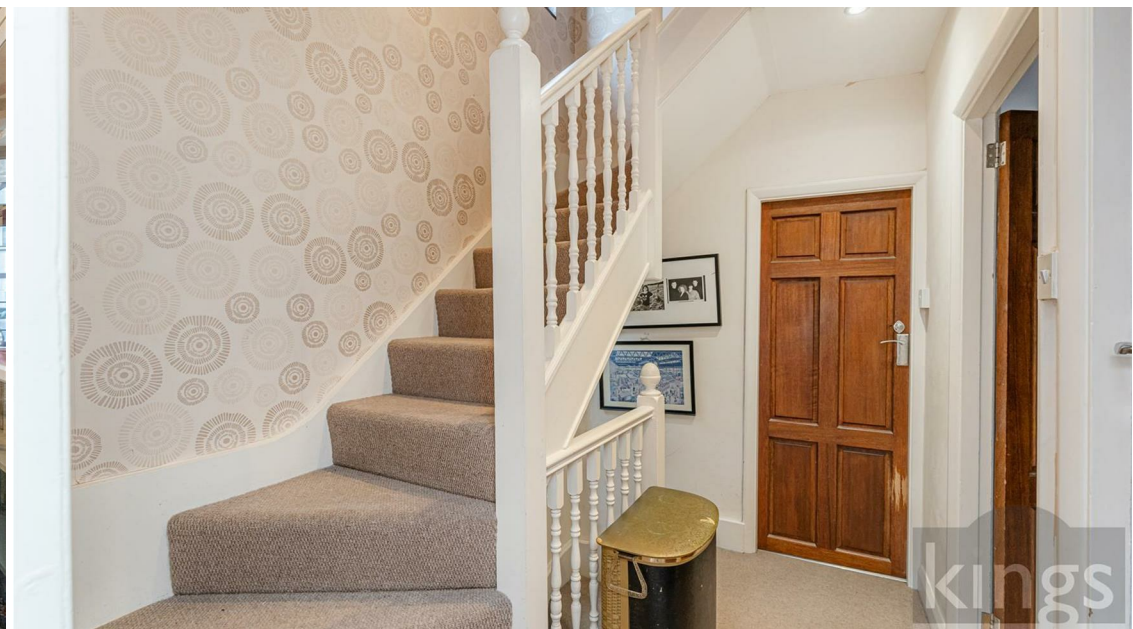
Extends approximately 57', with side access, fence panels, plant and shrub borders, part paved

SHED ONE 10'4" x 9'5" (3.15m x 2.87m)

SHED TWO 8'9" x 6'4" (2.67m x 1.93m)



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



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