



**15 Brick Lane, Enfield Highway
Offers In The Region Of £500,000 Freehold**



15 Brick Lane, Enfield Highway

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

020 8805 5959
www.kings-group.net

KINGS GROUP is pleased to present this THREE BEDROOM Family Home for sale. With a generous 136 sqm gross floor area, this property provides ample space for your ideal living arrangement. Situated in the vibrant neighborhood of Brick Lane, you'll find a variety of amenities and a strong community atmosphere. Inside, you'll discover a through lounge, fitted kitchen, cloakroom, side extension with wet room, and conservatory on the ground floor. Upstairs, there are spacious bedrooms and a three-piece bathroom suite. Located in Brick Lane, this home offers proximity to local schools, making it ideal for families seeking space and educational opportunities for their children. While the property boasts a prime location and ample space, some cosmetic updates may be desired to fully realize its potential. Brick Lane isn't just an address; it's a lifestyle. Take advantage of this opportunity to personalize your residence and create a space that truly feels like home.

FRONT DOOR LEADING TO

ENTRANCE HALLWAY

With laminate flooring, under the stairs cupboard, coved ceiling, power points, radiator, stairs leading to first floor

RECEPTION ROOM 12'7" x 11'1" (3.84m x 3.38m)

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

DINING ROOM 11'11" x 10'1" (3.63m x 3.07m)

With laminate flooring, textured coved ceiling, power points, radiator, door leading to kitchen

KITCHEN 16'5" x 9'8" (5.00m x 2.95m)

With laminate flooring, range of wall and base units with work surfaces, freestanding cooker, plumbing for dish washer, drainer unit sink with mixer tap, tiled splash back walls, textured coved ceiling, power points, door leading to conservatory

CONSERVATORY 17'9" x 5'7" (5.41m x 1.70m)

STUDY / BEDROOM 24'3" x 17'7" (7.39m x 5.36m)

With double glazed window to front aspect, built in storage cupboards, tiled flooring, power points, radiator, coved ceiling,

WET ROOM 14'1" x 5'9" (4.29m x 1.75m)

With opaque window to rear aspect, fully tiled, with shower, heated towel rail, low level WC, wash basin with vanity unit under,

WC 5'11" x 2'1" (1.80m x 0.64m)

FIRST FLOOR LANDING

With double glazed window to side aspect, laminate flooring, storage cupboard, power points

BEDROOM ONE 11'1" x 10'8" (3.38m x 3.25m)

With double glazed bay window to front aspect, built in wardrobe, textured coved ceiling, power points

BEDROOM TWO 11'6" x 10'6" (3.51m x 3.20m)

With double glazed window to rear aspect, laminate flooring, storage cupboard, textured coved ceiling, power points

BEDROOM THREE 7'11" x 6'4" (2.41m x 1.93m)

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

BATHROOM 6'5" x 6'1" (1.96m x 1.85m)

With double glazed window to rear aspect, tiled flooring, panel enclosed bath, tiled splash back walls, pedestal wash basin with mixer tap, low level WC,

GARDEN 50" (15.24m)

Extends approximately 5ft, with fence panels,



Ground Floor

First Floor

Brick Lane, EN3

Approximate Gross Internal Floor Area : 136.40 sq m / 1468.19 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



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