



10 Catherine Road, Enfield Highway
Offers In The Region Of £450,000 Freehold



10 Catherine Road, Enfield Highway

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

020 8805 5959
www.kings-group.net

- Council Band D
- Detached Property
- Close Proximity to Local Shops & Amenities
- Close Proximity to Enfield Lock Station serving Tottenham Hale & Liverpool Street
- Well Maintained and Presented throughout
- South Facing Garden
- Double Glazed and Gas Central Heated
- Outbuilding included with the property

****UNEXPECTEDLY BACK ON MARKET AND SOUTH FACING GARDEN**** KINGS GROUP proudly presents this exquisite Two/Three Bedroom DETACHED Bungalow. Perfectly situated near local conveniences and Enfield Lock Train Station, commuting is a breeze with direct routes to Tottenham Hale & London Liverpool Street.

Step into this charming abode and be greeted by its immaculate presentation. The spacious lounge/dining area invites you to unwind and entertain, while the well-appointed kitchen awaits your culinary adventures. With generously sized bedrooms. This property boasts an outbuilding, spacious lounge/dining room, fitted kitchen and double glazed & gas central heating.

Freehold
Potential rental income £1750 PCM
Low flood risk
Standard construction
Council band D
EPC band E

Kings are delighted to offer for sale this detached bungalow. The property is situated off Malvern Road and comprises of lounge, dining room, fitted kitchen, two bedrooms, bathroom, separate wc and rear garden.

ENTRANCE

Via front door into:-

HALLWAY

Ceramic tiled floor, cupboard housing fuse box, alarm system, radiator, loft access, telephone point, doors to lounge, dining room, bedrooms, bathroom and wc.

RECEPTION 17'2" x 10'6" (5.23 x 3.20)

Double glazed window to front aspect, radiator, ceramic tiled floor, television point, coving to ceiling, power points.

RECEPTION TWO 11'0" x 10'0" (3.35 x 3.05)

Double glazed window to rear aspect, radiator, ceramic tiled floor, power points, coving to ceiling, archway to:-

KITCHEN 26'0" x 5'9" (7.92 x 1.75)

Double glazed window to side aspect, radiator, part tiled walls, eye and base level units, power points, stainless steel sink unit with mixer taps, door to garden, spaces for washing machine, dishwasher, cooker and fridge freezer.

BEDROOM ONE 11'4" x 9'5" (3.45 x 2.87)

Double glazed window to side aspect, radiator, power points, television point, wood floor.

BEDROOM TWO 11'4" x 8'1" (3.45 x 2.46)

Double glazed window to side aspect, radiator, wood floor, power points, television point.

SEPARATE WC

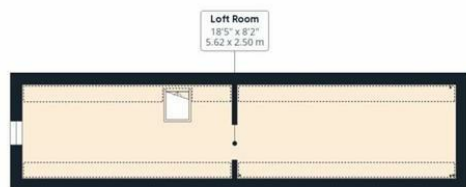
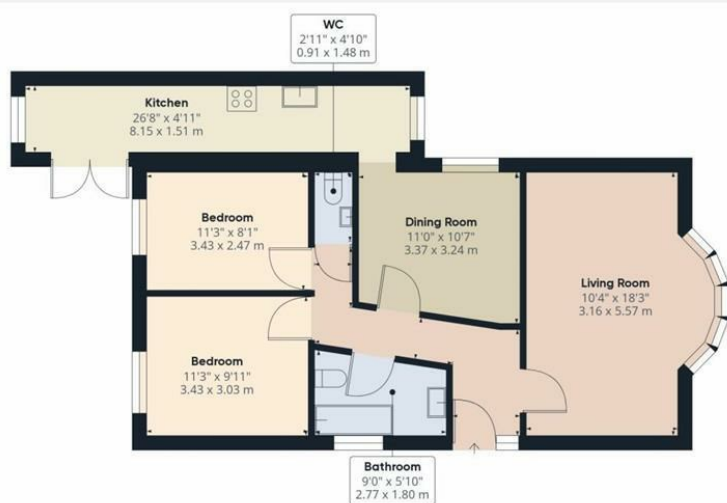
Tiled floor, tiled walls, extractor fan, low level wc, pedestal wash hand basin.

BATHROOM

Frosted double glazed window to front aspect, heated towel rail, tiled walls, ceramic tiled floor, pedestal wash hand basin with mixer tap, spotlights to ceiling panel enclosed bath with shower attachment, low level wc and bidet.

REAR GARDEN

Paved patio area, laid to lawn, two storage sheds, outside tap, side gate access.



Approximate total area⁽ⁿ⁾

1107.43 ft²
102.88 m²

Reduced headroom

100.77 ft²
9.36 m²



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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