



**7 Aylands Road, Enfield Highway  
Offers Over £450,000 Freehold**





# 7 Aylands Road, Enfield Highway

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

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- Originally constructed three-bedroom house
- Very well-maintained and presented property
- Extended kitchen diner
- Double glazed windows and gas central heating
- Off-street parking
- Great family home
- Close to local shops and amenities
- Rare addition to the market
- Stunning garden with decking, seating area, and jacuzzi

Welcome to Aylands Road, Enfield! This charming 1930s house is a gem waiting to be discovered. Boasting not just one, but two spacious bathrooms and bedrooms, (The original third bedroom has been opened to enlarge the principle bedroom and still boasts 92 Square Metres). The living area is inviting and roomy, perfect for relaxing with loved ones.

The single storey rear extension comprising of a fully fitted kitchen and dining area is a delightful surprise, providing ample space for culinary creations and family meals. Imagine unwinding in the garden's fully fitted Jacuzzi, surrounded by a beautifully crafted decking area and low maintenance private garden - the perfect spot for relaxation and entertainment.

With a new roof installed just a decade ago and a brand-new boiler fitted only a few months back, this house is not just full of character but also well-maintained and ready for its new owners. Parking is a breeze with block paving off-street driveway for two vehicles, making coming home a stress-free experience.

Conveniently located close to amenities, this property is ideal for families looking for a comfortable and welcoming home. Don't miss the opportunity to make this house your own and create lasting memories in this lovely abode on Aylands Road.

## FRONT DOOR LEADING TO:

### ENTRANCE HALLWAY

### RECEPTION / DINING ROOM / KITCHEN 33'6" x 15'2" (10.21m x 4.62m)

#### RECEPTION:

With double glazed window to front aspect, carpeted flooring, power points, stairs leading to first floor, under stairs storage cupboard

#### KITCHEN/DINER

With double glazed window to rear aspect, tiled flooring, integrated cooker with electric hob, drainer unit sink with mixer taps, tiled splash back walls, wall and base units, hooded extractor fan, space for fridge freezer, power points, door leading to garden

### SHOWER ROOM 7'4" x 6'7" (2.24m x 2.01m)

With fully tiled walls, tiled flooring, shower cubicle, bidet, wash basin with vanity unit under, low level WC,

### FIRST FLOOR LANDING

With carpeted flooring

### BEDROOM ONE 15'2" x 11'7" (4.62m x 3.53m)

With double glazed window to front aspect, carpeted flooring, built in wardrobe, storage cupboard, textured ceiling, power points

### BEDROOM TWO 10'9" x 9'7" (3.28m x 2.92m)

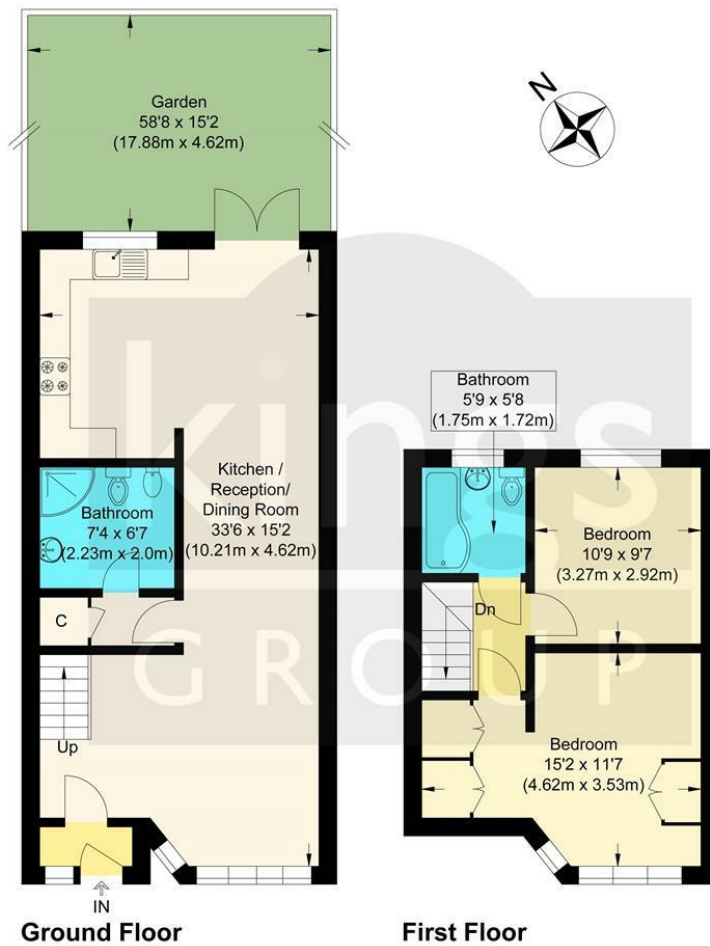
With double glazed window to rear aspect, carpeted flooring, ceiling fan, radiator, built in wardrobe, power points

### BATHROOM 5'9" x 5'8" (1.75m x 1.73m)

With frosted window to rear aspect, fully tiled, panel enclosed bath with shower attachment, low level WC, pedestal wash basin with mixer tap

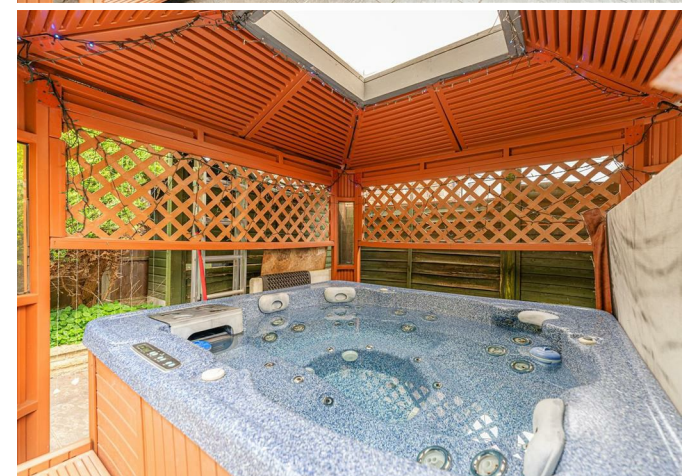
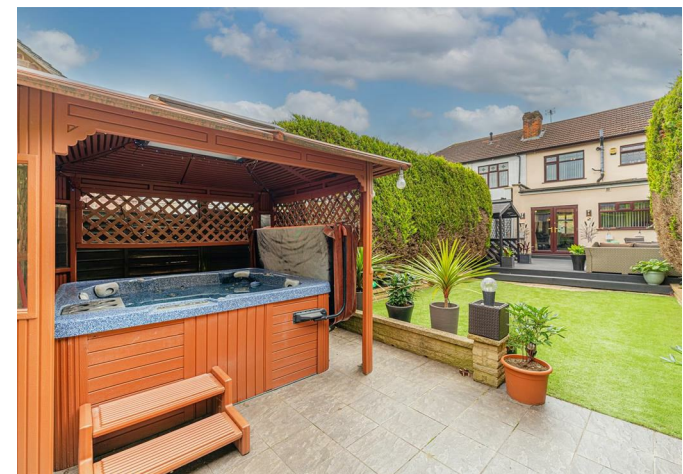
### GARDEN 58' (17.68m)

Extends approximately 58ft, with jacuzzi, fence panels, plant and shrub borders, lawn, decked patio area,



### Aylands Road

Approximate Gross Internal Floor Area : 75.50 sq m / 812.67 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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