

James Street, EN1 1LF
Enfield





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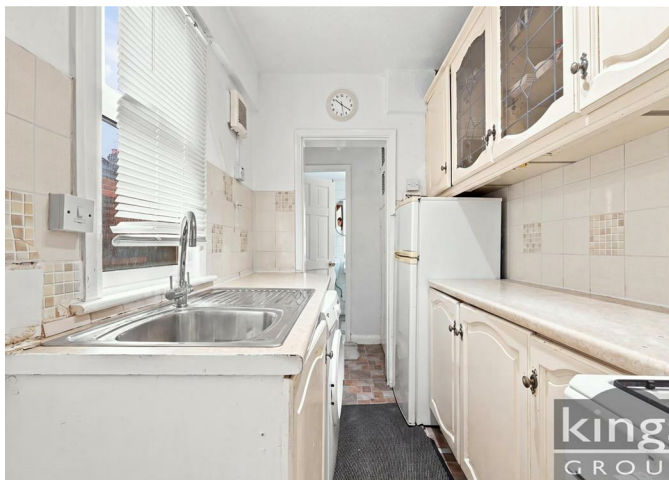
Kings Group – Enfield Town are delighted to present this chain free three-bedroom Victorian tunnel-terraced home, ideally situated in the heart of sought after Bush Hill Park. Offering a fantastic combination of period charm, generous accommodation & an excellent location, this property is an ideal choice for first time buyers and families alike.

The location is particularly appealing, with a wide range of everyday conveniences close by, including local shops, Co-op, Sainsbury's Local & a variety of dining options. Enfield Town Centre & the Retail Park are also just a short drive away, providing an extensive selection of shops, restaurants & leisure facilities. For commuters, the property is exceptionally well positioned for transport links, with local bus routes nearby & Bush Hill Park Station approximately 0.3 miles away, offering direct services into Central London. Enfield Town Station is approximately 0.6 miles away, providing further rail connections. There is also excellent access to major road networks, with the A10, A406 & M25 all within easy reach, providing convenient connections to surrounding areas and beyond.

The area is also well served by an abundance of open green spaces, with Bush Hill Park & Enfield Playing Fields both within walking distance. Families will also appreciate the selection of nearby schools, with the property falling within the catchment areas of schools including George Spicer Primary School, Bush Hill Park Primary School & Kingsmead School.

Internally, the property offers well-proportioned accommodation comprising a sizeable through reception room with ample space for separate living & dining areas, a fitted kitchen & a downstairs three-piece bathroom. To the first floor are three good sized bedrooms. Externally, the property benefits from a predominantly lawned rear garden with the added advantage of side access.

£410,000



- Chain Free
- A Sizeable Through Lounge with Ample Space for Separate Living and Dining Areas
- Perfectly Suited to First Time Buyers & Families, with a Desirable Location in Bush Hill Park
- Excellent Access to Major Road Networks, Including the A10, A406 and M25
- Well Positioned for Families, with Access to the Catchment Areas of George Spicer Primary School & Bush Hill Park Primary School
- A Charming Three Bedroom Victorian Tunnel Terraced House
- A Predominantly Lawned Rear Garden with Convenient Side Access
- Situated Just 0.3 Miles From Bush Hill Park Station, with Direct Services to Liverpool Street Taking Approximately 30 Minutes
- A Short Stroll From Open Green Spaces, Including Bush Hill Park & Enfield Playing Fields
- Conveniently Located Within a Short Walk of Local Shops, Everyday Amenities & a Variety of Dining Options



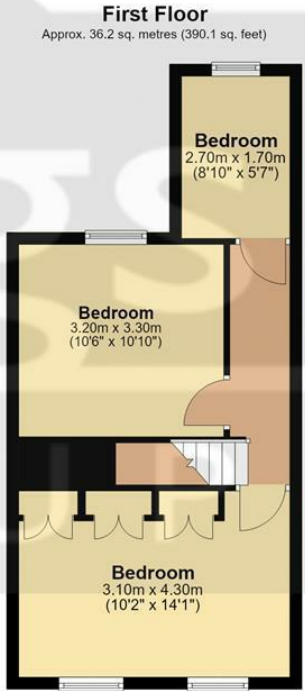
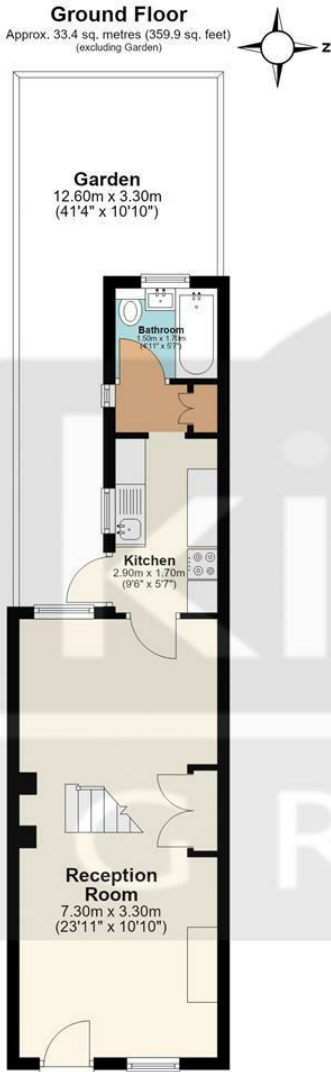
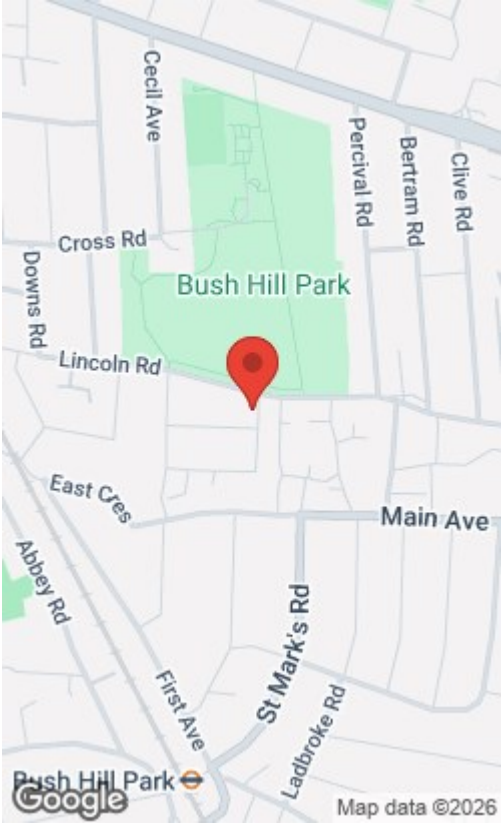




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 69.7 sq. metres (750.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

James Street

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. Note: These details are correct at time of going to press.

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