



Barrowell Green, N21 3AR
London





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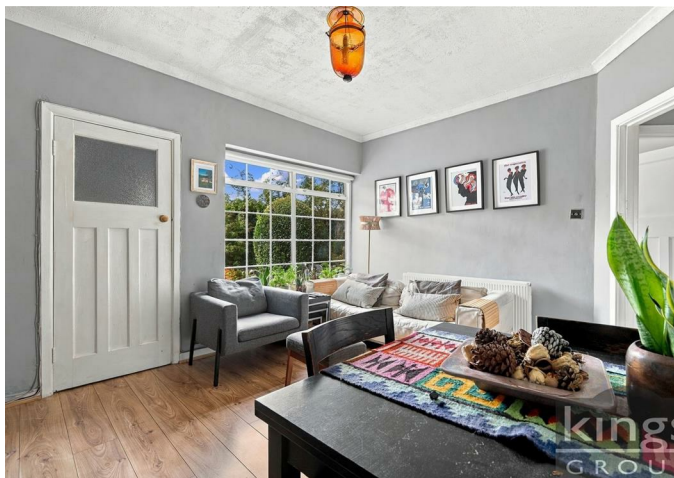
Kings Group – Enfield Town are delighted to present this well presented two double bedroom ground floor maisonette, peacefully tucked away in a quiet cul-de-sac adjacent to the picturesque New River. Offering spacious accommodation, excellent storage & the convenience of ground floor living, this appealing property is ideally suited to first time buyers, growing families, downsizers & those seeking a well connected home in a desirable residential location.

Upon entering the property, you are welcomed by an entrance hallway with a useful built in storage cupboard, providing a practical & inviting introduction to the home rather than opening directly into the main living space. The spacious reception room offers ample room for both living & dining areas, with a large double glazed window allowing an abundance of natural light to flood the room & further enhancing the sense of space.

The separate fitted kitchen benefits from a door providing direct access to the rear garden. There are two well proportioned double bedrooms, with the master benefiting from fitted wardrobes, alongside a three piece shower room & an additional storage cupboard, completing the accommodation.

Further benefits include gas central heating, double glazing throughout & an impressive 168 years remaining on the lease, offering added peace of mind for prospective buyers. The location is particularly appealing, with the scenic New River Path nearby, providing an attractive pedestrian walking route ideal for leisurely strolls. Excellent transport connections are within easy reach, including Winchmore Hill Station, approximately 0.5 miles away & Palmers Green Station, approximately 0.8 miles away, offering convenient links for commuters. The property is also ideally positioned for the shops, cafés & dining options along Green Lanes, while families will appreciate the selection of highly regarded local schools, including the Ofsted-rated 'Outstanding' Highfield Primary School & Winchmore School.

£350,000



- An Attractive Ground Floor Maisonette with Two Well-Proportioned Double Bedrooms
- Close to Several Highly Regarded Schools, Including Ofsted-Rated 'Outstanding' Highfield Primary School
- Well-Kept Front Garden with a Lawn, Complemented by a Private Fully Paved Rear Garden
- Located Next to the New River, Offering Convenient Access to the New River Path & its Scenic Pedestrian Walking Route
- Ideally Positioned Just a Short Stroll From the Shops, Cafés & Dining Options Along Green Lanes
- Boasting an Impressive 168 Years Remaining on the Lease
- Excellent Transport Links Nearby, Including Winchmore Hill Station(0.5 miles) & Palmers Green Station(0.8 miles)
- Ample Storage Throughout, Including Built-In Wardrobes in the Master Bedroom
- Close to a Range of Open Green Spaces, Including Grovelands Park & Firs Farm Wetlands Park playing fields
- Perfectly Suited to First Time Buyers, Growing Families, Downsizers & Those Looking for the Ease & Convenience of Ground Floor Living

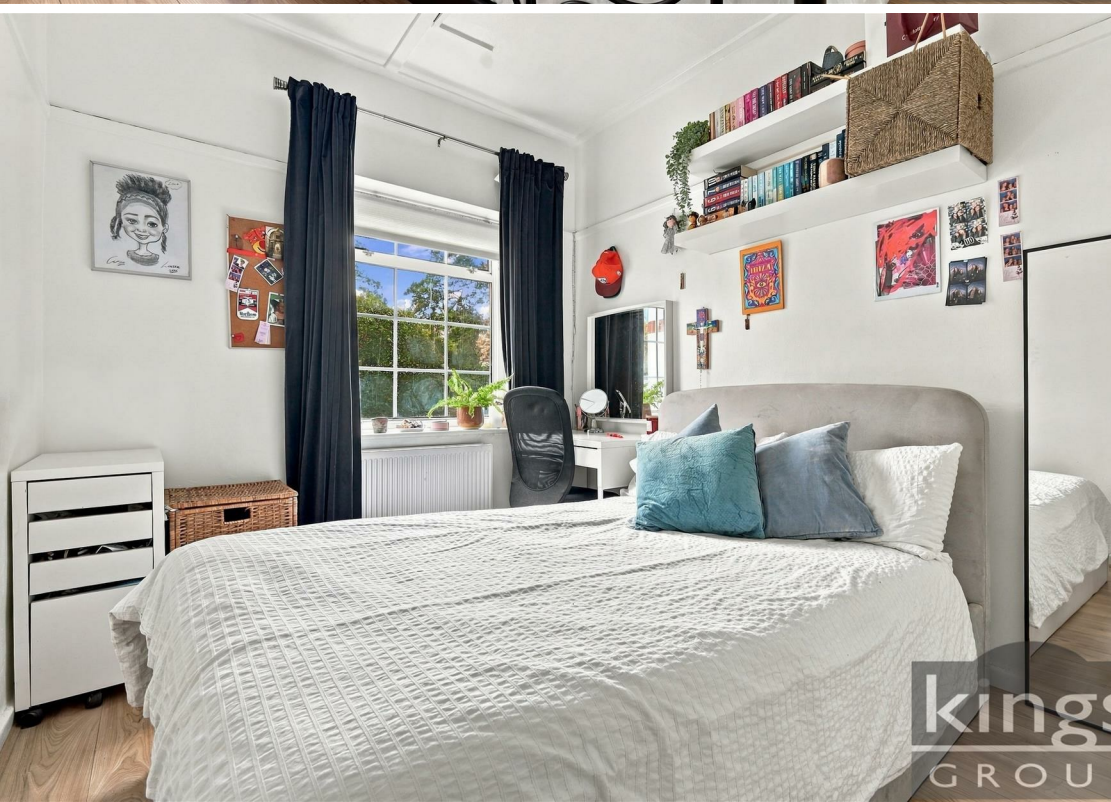




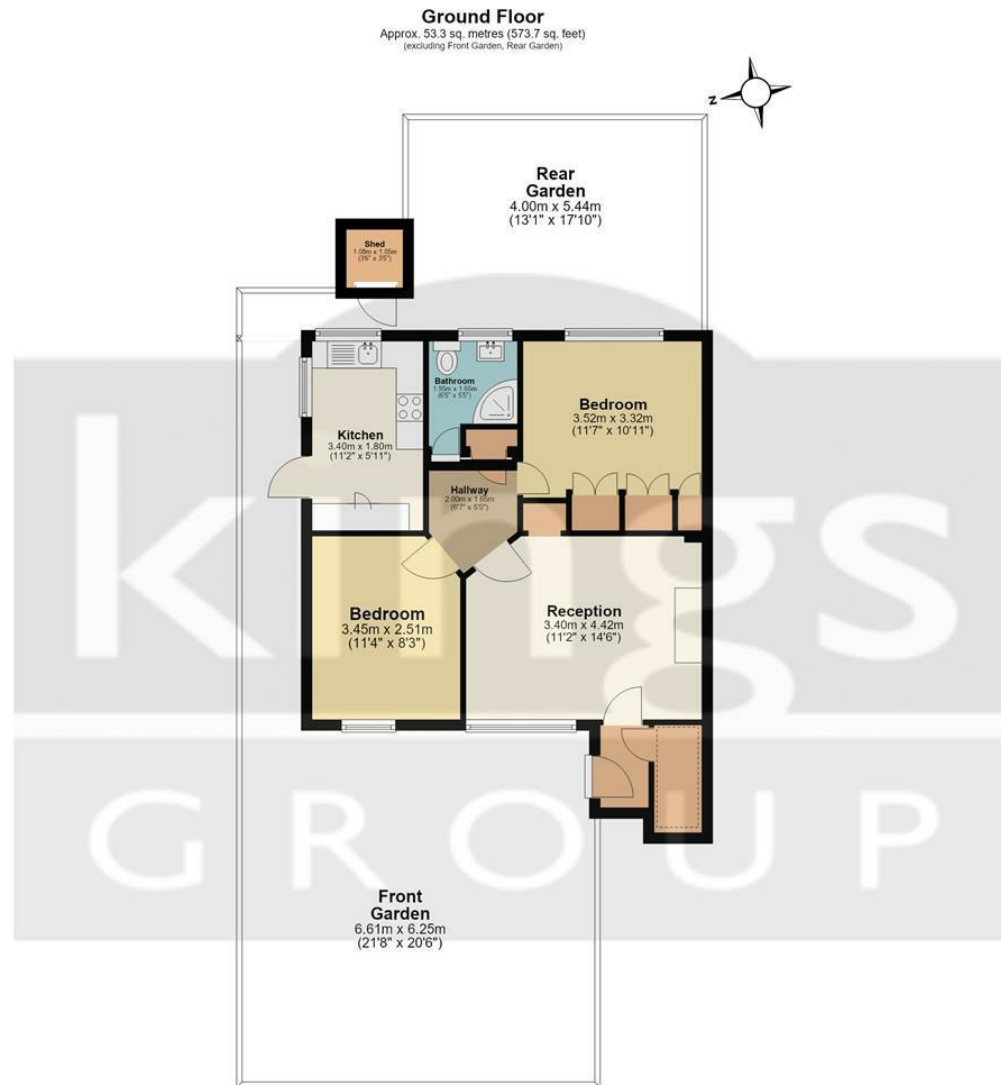
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		65	72	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC				Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC			



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.

