



**22 Kynaston Road, Enfield, London, EN2 0DB**  
**£665,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

A beautifully appointed four bedroom end of terrace house. Close to shops and buses. Four bedrooms, two bathrooms, entrance hall, two good sized reception rooms, fitted kitchen. Well stocked west facing garden. Many features and improvements.



- BEAUTIFULLY APPOINTED FOUR BEDROOM END OF TERRACE HOUSE
- CLOSE TO SHOPS AND BUSES
- TWO BATHROOMS
- TWO GOOD SIZED RECEPTION ROOMS
- FITTED KITCHEN
- WELL STOCKED WEST FACING GARDEN
- MANY FEATURES AND IMPROVEMENTS MADE
- VIEWING ESSENTIAL
- TENURE - FREEHOLD
- COUNCIL TAX BAND E - ENFIELD COUNCIL



## ENTRANCE HALL

Under stairs meter and storage cupboard, radiator.

## FRONT RECEPTION ROOM

Double radiator, white UPVC double glazed bay window. Dado and picture rails, decorative coving.

## REAR RECEPTION ROOM

Double radiator, feature fireplace, wall lights, dual aspect, white UPVC double glazed sliding door to rear garden.

## KITCHEN

A contemporary designed fully fitted kitchen. Fitted wall and floor units. Illuminated speckled granite style work surfaces. Inset twin bowl stainless steel sink unit with mixer taps, Integrated appliances, fridge/freezer and dishwasher, plumbing for automatic washing machine, Gas central heating boiler. White UPVC double glazed door to garden.

## FIRST FLOOR LANDING

Turn flight of stairs to second floor. Radiator.

## BEDROOM TWO

Double radiator, UPVC double glazed bay window, extensive range of fitted wardrobes. Vanity unit dressing table with inset wash hand basin. Storage cupboards.

## BEDROOM THREE

Double radiator, white UPVC double glazed window, fitted wardrobe.

## BEDROOM FOUR

Double radiator, white UPVC double glazed window, wash hand basin with cupboard below.



## BATHROOM

White suite comprising corner bath with mixer taps and shower spray. wash hand basin with cupboard below, wall mirror, low level W.C. stainless steel heated towel rail. Ceramic tiled walls. White UPVC double glazed window. Storage cupboard. Airing cupboard with lagged copper cylinder.

## SECOND FLOOR LANDING

White UPVC double glazed window.

## BEDROOM ONE

Double radiator, UPVC double glazed window, recessed spot lights. Velux roof window.

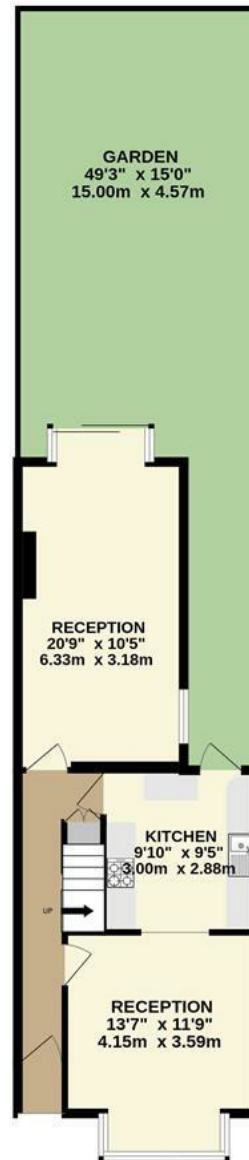
## ENSUITE

White suite comprising shower tray with shower spray attachment. shower screen, wash hand basin, wall mirror, low level W.C., towel rail. extractor fan, Velux window. Part tiled ceramic and emulsion walls and ceramic floor tiles





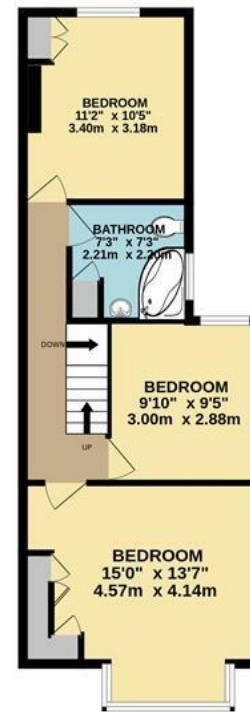
GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.

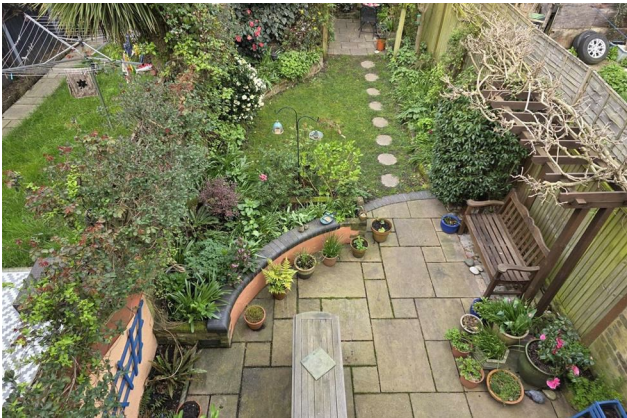


1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

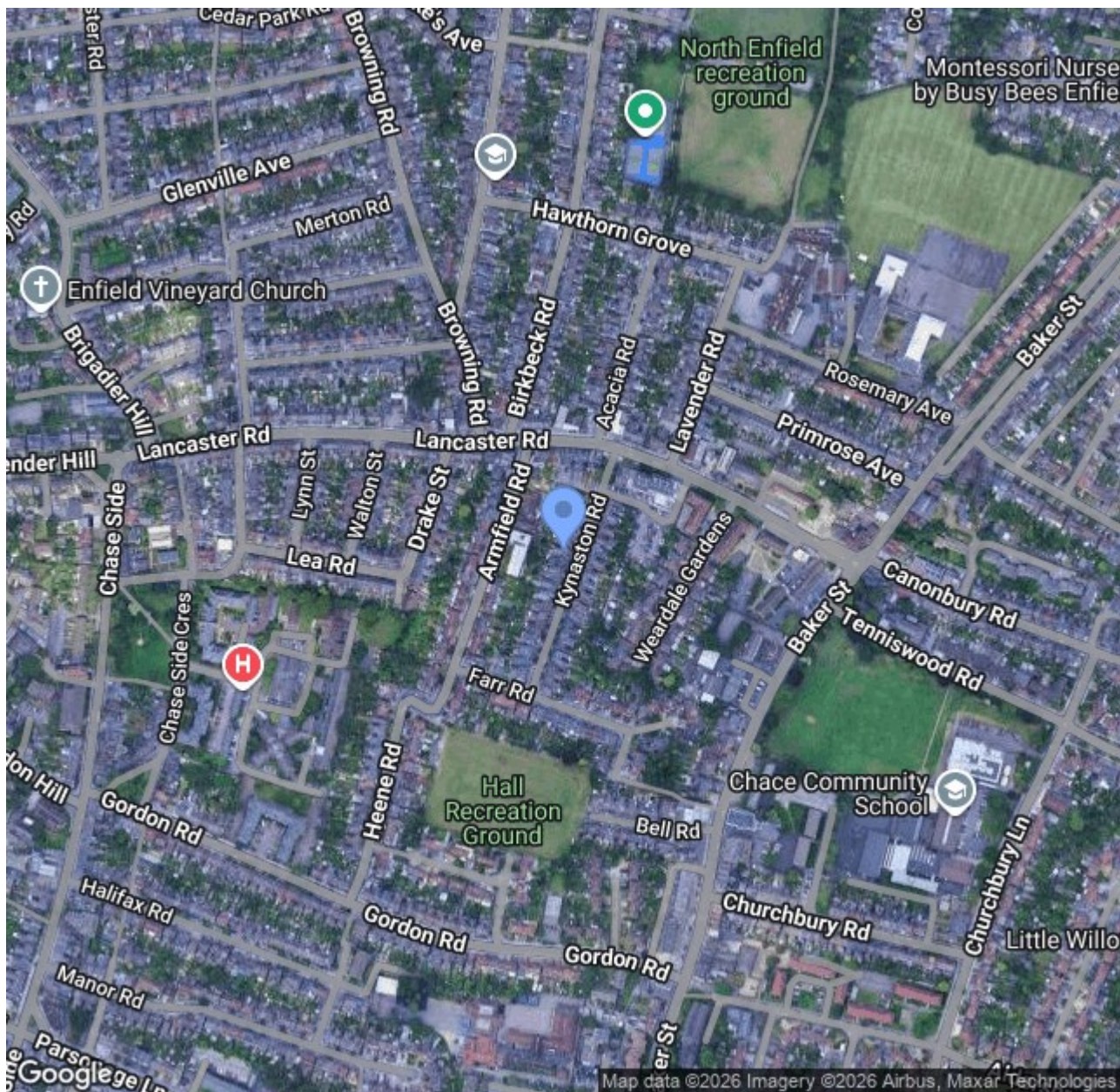


TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 95-100<br><b>A</b>                          |         |           | 20-40<br><b>A</b>                                               |         |           |
| 85-95<br><b>B</b>                           |         |           | 40-50<br><b>B</b>                                               |         |           |
| 75-85<br><b>C</b>                           |         |           | 50-60<br><b>C</b>                                               |         |           |
| 65-75<br><b>D</b>                           |         |           | 60-70<br><b>D</b>                                               |         |           |
| 55-65<br><b>E</b>                           |         |           | 70-80<br><b>E</b>                                               |         |           |
| 45-55<br><b>F</b>                           |         |           | 80-90<br><b>F</b>                                               |         |           |
| 35-45<br><b>G</b>                           |         |           | 90-100<br><b>G</b>                                              |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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