



Poynter Road, EN1 1DN
Enfield





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Kings Group – Enfield Town are delighted to present this charming period terraced home, ideally situated in the heart of the highly sought after Bush Hill Park. Set along a tree lined street, this chain free property offers an excellent opportunity for first time buyers, growing families, and investors alike.

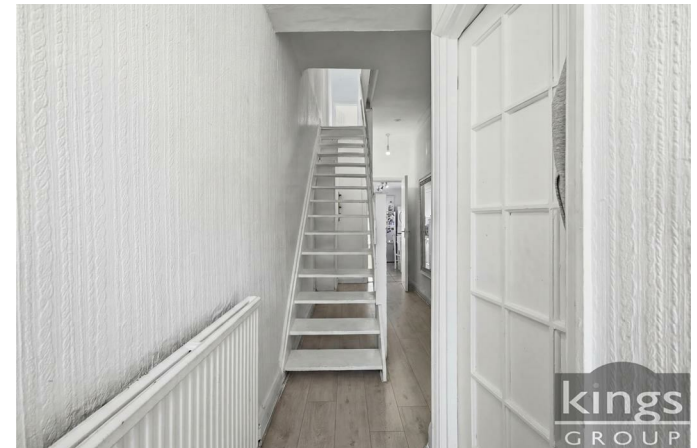
The well proportioned accommodation comprises two spacious reception rooms, ideal for separate living and dining areas, along with a fitted kitchen/diner that opens onto an approximately 52ft rear garden, perfect for outdoor entertaining and family enjoyment. Upstairs, the property offers three generously sized bedrooms and a well appointed three piece family bathroom suite.

Conveniently located, the property is within easy reach of the open green spaces of Enfield Playing Fields and Bush Hill Park, while excellent transport links are available via Bush Hill Park Station, Enfield Town Station, and a selection of local bus routes. The nearby A10 provides swift access to the M25 and A406, offering excellent connectivity across London and beyond.

A wide range of local shops, cafés, restaurants, and everyday amenities are also just a short distance away, making this an ideal home in a convenient and well-connected location.

£465,000







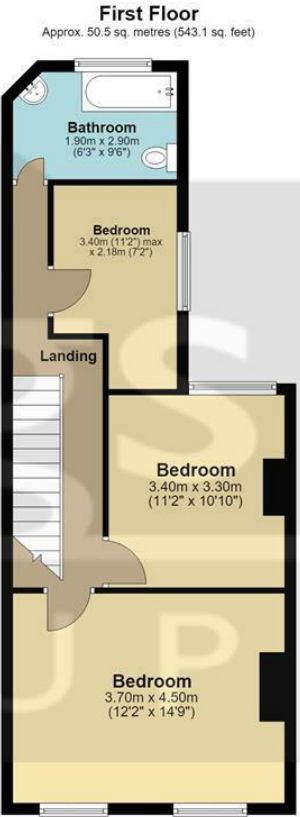
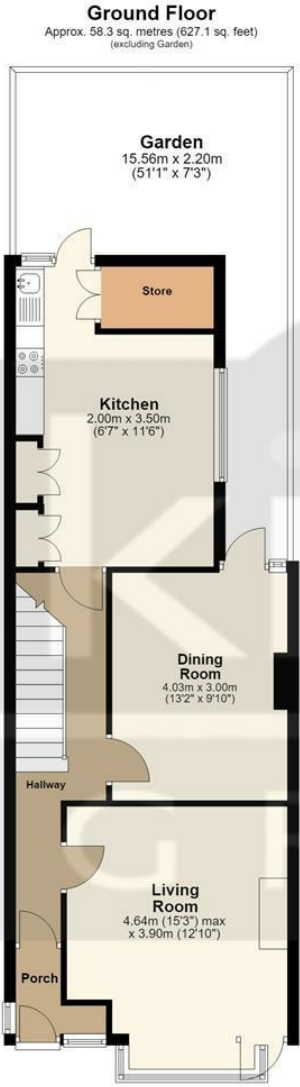
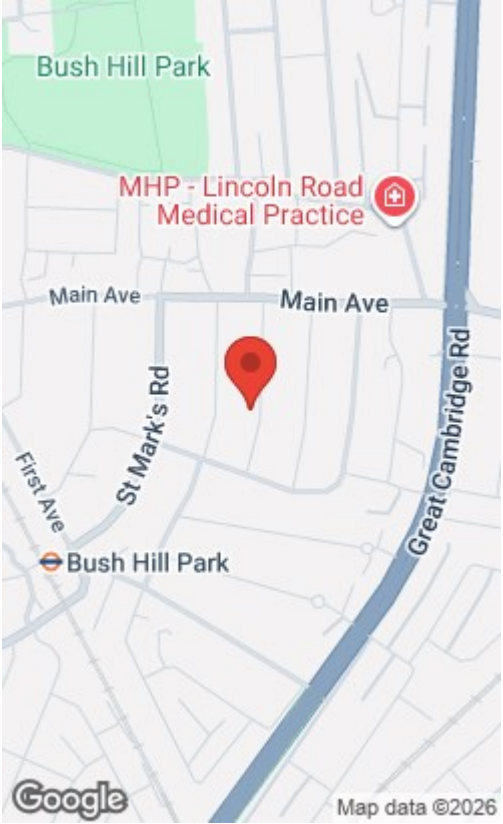
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) 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. 108.7 sq. metres (1170.2 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.

Poynter Rd

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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