



mantlestates

Asking Price £425,000  
Holly Road, Enfield EN3



3  
Bedrooms  
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1  
Bathroom

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Mantlestates are pleased to present this BEAUTIFUL 3 BEDROOM terraced House located in a QUIET ROAD off the Hertford Road, which has been completely refurbished to a high standard. MODERN FITTED KITCHEN/DINER & Utility Room. Ideally located to local shopping facilities, bus links. Easy Access to M25, A10, Turkey Street and Enfield Lock train stations with access into central London. Near to Belmore Playing Fields & Local Schools. MUST BE SEEN.

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**ENTRANCE HALL:** 24' 02" x 2' 09" (7.37m x 0.84m)

Laminate floor, radiator, coving to ceiling.

**FRONT RECEPTION:** 13' 03" x 10' 09" (4.04m x 3.28m)

Double-glazed bay window to front aspect, laminate, radiator, coving to ceiling, ceiling rose.

**REAR RECEPTION:** 10' 02" x 10' 09" (3.10m x 3.28m)

Double-glazed window to rear aspect, laminate floor, radiator, ceiling rose.

**LOBBY AREA:** 5' 08" x 5' 05" (1.73m x 1.65m)

Double-glazed door to garden, laminated flooring.

**KITCHEN:** 13' 08" x 8' 06" (4.17m x 2.59m)

Double-glazed window to side aspect, wall and base units, marble worktop, butler sink with mixer tap, fitted dishwasher, Neff gas hob, extractor hood, and electric hob. Bosch fitted oven, fridge freezer, spotlights, laminate flooring.

**UTILITY ROOM:** 4' 08" x 8' 05" (1.42m x 2.57m)

Double-glazed door to garden, plumbing for washing machine, gas central heating boiler, radiator.

**FIRST FLOOR LANDING:** 8' 06" x 5' 04" (2.59m x 1.63m) Double-glazed window to side aspect, carpet.

**REAR HALLWAY:** 6' 08" x 2' 08" (2.03m x 0.81m) Carpet, radiator, spotlights.

**SHOWER ROOM:** 6' 02" x 5' 06" (1.88m x 1.68m)

Low-level flush w/c, wash hand basin with mixer tap and vanity unit, walk in corner shower cubicle, tiled floors and walls. Heated towel rail, extractor, storage cupboard.

**REAR BEDROOM:** 7' 02" x 8' 07" (2.18m x 2.62m) Double-glazed window to rear aspect, carpet, radiator, coving to ceiling.

**FRONT HALLWAY:** 11' 02" x 2' 09" (3.40m x 0.84m) Carpet, loft access.

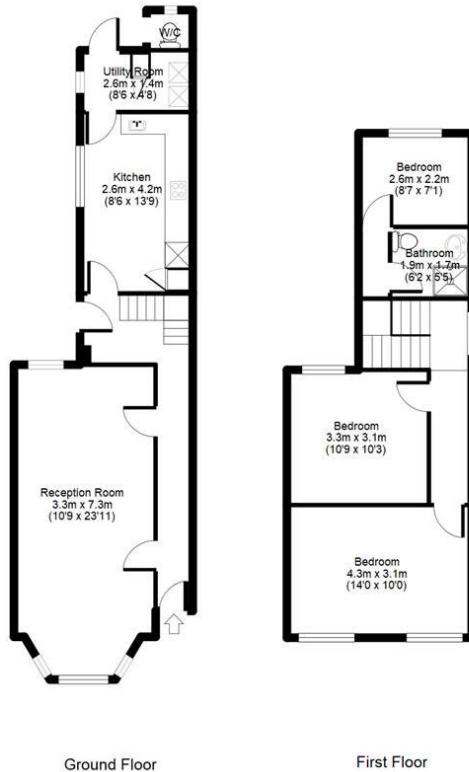
**MIDDLE BEDROOM:** 10' 03" x 10' 09" (3.12m x 3.28m) Double-glazed windows to rear aspect, carpet, radiator.

**FRONT BEDROOM** 10' 01" x 14' 00" (3.07m x 4.27m) Two Double-glazed windows to front aspect, carpet, radiator.

**REAR GARDEN:** 13' 00" x 35' 00" (3.96m x 10.67m)

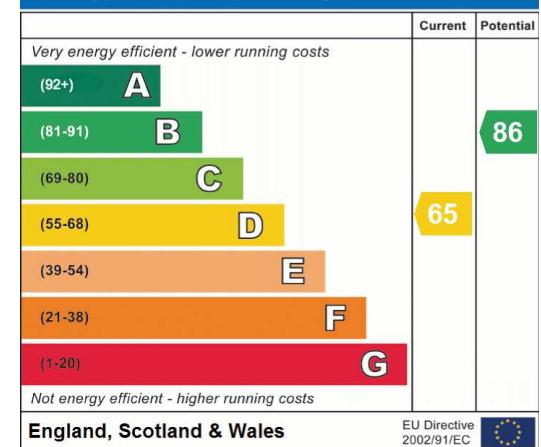
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APPROX GROSS INTERNAL FLOOR AREA: 952 sq. ft / 89 sq. m



For identification purposes only  
Measurements are approximate and not to scale

Energy Efficiency Rating



Address: Holly Road, Enfield, EN3

