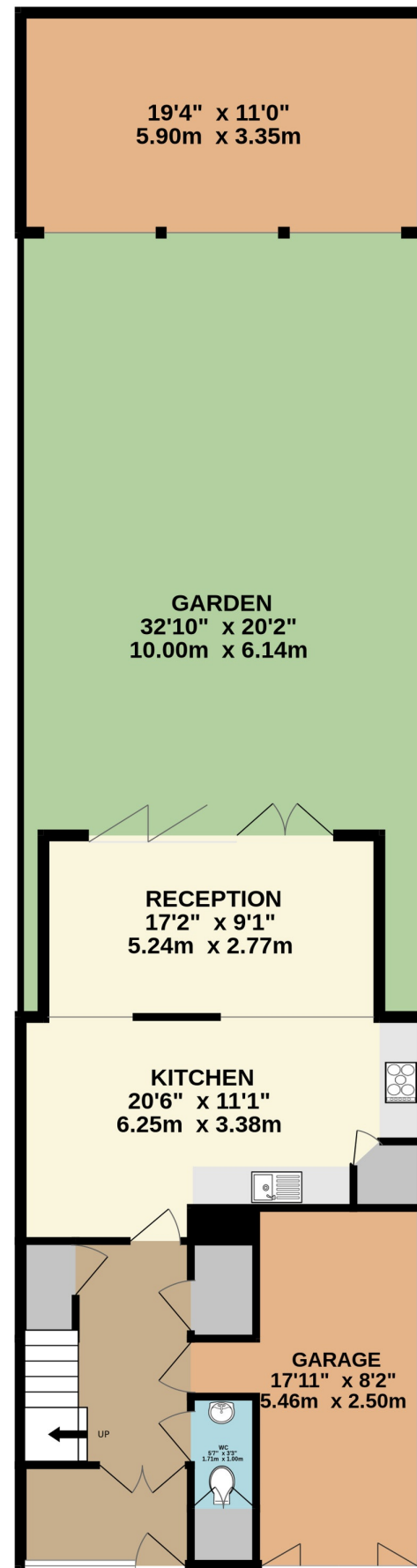
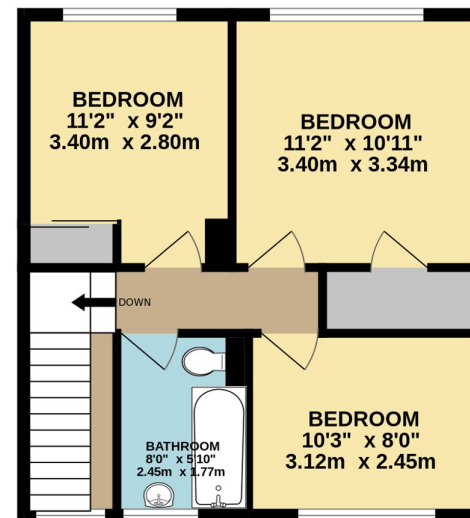


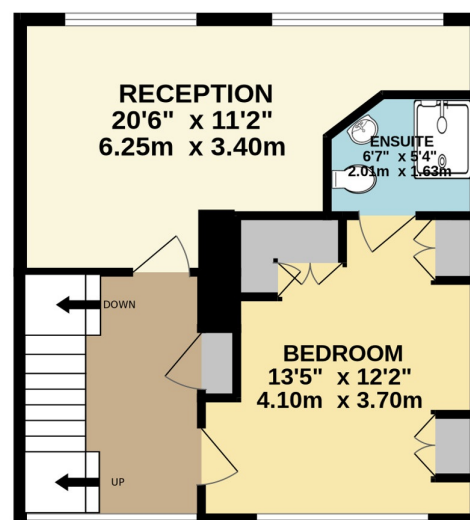
GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



2ND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.1 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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Forsyth Place, Enfield, Greater London EN1 £735,000

- Off Street Parking
- Well Maintained Rear Garden
- Extended Kitchen and Dining Area
- Walking Distance to Bush Hill Park Station
- En-Suite to Master Bedroom
- Four Bedroom Terraced House
- Quiet Cul-De-Sac Location
- Perfect Family Home
- Bi-Fold Windows to Rear Garden



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SALES & LETTINGS

Hallway

Laminate flooring, two understairs storage areas, door to downstairs W.C containing toilet and wash hand basin, door leading to garage.

Downstairs W.C (1.71m x 1.00m)

W.C, wash hand basin, half tiled walls, radiator, storage cupboard.

Garage (5.46m x 2.50m)

Kitchen (6.25m x 3.38m)

Fitted wall and base units with work top surfaces, stainless steel sink, gas hob, washing machine, fully tiled walls, laminate flooring, kitchen island, powerpoints.

Reception One (5.24m x 2.77m)

Bi-Fold window to side aspect leading to garden, two skylights above, laminate flooring, power points.

Rear Garden (10.00m x 6.14m)

Laid lawn, decking, beds & shrubs, steps leading to outdoor bar area, powerpoints.

Outdoor/Bar Area (5.90m x 3.35m)

Decking, powerpoints throughout

First Floor Landing

UPVC Double Glazed window to side aspect, carpet throughout, storage cupboard, reception two to left aspect, bedroom one to right aspect, stairs to second floor.

Reception Two (6.25m x 3.40m)

Two UPVC Double Glazed windows to front aspect, laminate flooring, spotlights, powerpoints.

Bedroom One (4.10m x 3.70m)

UPVC Double Glazed window to right aspect, gas radiator, carpet throughout, wardrobes, en-suite, powerpoints.

Second Floor Landing

Door to bathroom, door to three bedrooms, carpet throughout.

Bathroom (2.45m x 1.77m)

Three piece bathroom suite, W.C, vanity wash hand basin, bath plus shower attachment, chrome towel rail, fully tiled walls, frosted UPVC Double Glazed window to front aspect, storage cupboard.

Bedroom Two (3.40m x 2.80m)

UPVC Double Glazed window to front aspect, gas radiator, laminate flooring, wardrobe, power points.

En-Suite Bathroom (2.01m x 1.63m)

Three piece suite comprising of W.C, wash hand basin and walk in shower, heated towel rail, fully tiled walls, tiled flooring.

Bedroom Four (3.40m x 3.34m)

UPVC Double Glazed window to side aspect, gas radiator, carpet throughout, door to side aspect leading to walk in wardrobe, powerpoints.

Bedroom Three (3.12m x 2.45m)

UPVC Double Glazed to side aspect, gas radiator, laminate flooring, spotlights, powerpoints.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	74	80
(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, Scotland & Wales		EU Directive 2002/91/EC 