



Nags Head Road, Enfield, Greater London EN3 7AE £425,000
Freehold

- Four Bedroom Terraced House
- Dining Area
- En-Suite Bathroom
- Own Rear Garden
- Easy Reach to Ponders End & Southbury Station
- Spacious Reception & Conservatory
- Upstairs Bathroom
- Gas Central Heating
- Rear Double Garage

	GROSS INTERNAL AREA (GIA) The footprint of the property 140.61 sqm / 1513.51 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 132.08 sqm / 1421.70 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 139.95 sqm / 1506.41 sqft
IPMS 3C RESIDENTIAL 133.52 sqm / 1437.20 sqft

SPEC ID: 60252b44383f2e0dc5879d18



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Main Entrance 13' 3" x 14' 8" (4.04m x 4.47m)

Wall enclosed front garden with path leading to front door, porch and UPVC double glazed front door.

Hallway

Laminate flooring, under stairs storage cupboard, stairs to the first floor and doors to the reception, fifth bedroom & kitchen.

Reception 10' 8" x 12' 4" (3.25m x 3.76m)

UPVC double glazed window to front, one radiator, carpet flooring, TV point, power points and door to the hallway.

Dining Area

UPVC Double glazed window to side, one radiator, laminate flooring and power points.

Kitchen 10' 1" x 19' 9" (3.07m x 6.02m)

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit with mixer taps, gas hobs, electric oven and electric extractor hood. Plumbing for washing machine, tiled flooring, UPVC double glazed window to rear, one radiator, power points and doors to the conservatory & hallway.

Master Bedroom 9' 9" x 14' 0" (2.97m x 4.27m)

UPVC Double glazed window to front, one radiator, carpet throughout, storage cupboard and power points.

Bedroom Two 8' 3" x 8' 6" (2.51m x 2.59m)

UPVC Double glazed window to rear, one radiator, carpet throughout and power points.

Bedroom Three 10' 0" x 10' 9" (3.05m x 3.28m)

UPVC double glazed window to side, one radiator, carpet throughout and power points.

Bedroom Four 8'8 x 8'6" (2.63m x 2.60m)

Laminate flooring, one radiator, power points, UPVC double glazed door to the rear and opening to the en-suite bathroom.

En-Suite Bathroom

Comprising of a low flush W.C, wash hand basin, walk in shower, fully tiled walls, lino flooring, frosted UPVC double glazed window to side and one radiator.

Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, walk in shower, tiled flooring, towel rail and frosted UPVC double glazed window to side.

Conservatory 8' 4" x 10' 6" (2.54m x 3.20m)

Laminate flooring, UPVC double glazed window to rear and side door access to the garden.

Rear Garden Approx. 16' 0" x 68' 1" (4.88m x 20.75m)

Fully paved and access to the rear garage.

Double Rear Garage 14' 6" x 26' 5" (4.42m x 8.05m)

Double Rear garage accessible via Scotland Green Road, Electric rolling shutter and lighting throughout.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		