

Cowland Avenue, Enfield, EN3 7DX



£1,700

*** THREE BEDROOM HOUSE *** KINGS GROUP are delighted to offer this THREE BEDROOM END OF TERRACED HOUSE to the market. Situated in a sought after CUL-DE-SAC Turning this would make an ideal family home or SHARERS. Being within close proximity to all local amenities and both Ponders End and Southbury Station offering great links into the city. This also benefits from a Spacious Through/Lounge Dining Area, Extended Kitchen Diner, First Floor Bathroom, Garage.

DOUBLE GLAZED PORCH TO FRONT DOOR TO:

ENTRANCE HALLWAY

With radiator, staircase to first floor landing with understairs storage, laminated wood style floor, doors to:

THROUGH-LOUNGE

22'11 x 10'6 (6.99m x 3.20m)

With double glazed window to front, radiator, laminated wood style floor

KITCHEN/DINER

17'11 x 14'0 (5.46m x 4.27m)

With double glazed window and door to rear gardens, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas hob, oven, extractor, spotlights, lino floor

CARPETED STAIRCASE TO FIRST FLOOR LANDING

With double glazed frosted window to side, access to loft, carpet. doors :

BEDROOM ONE

13'11 x 11'0 (4.24m x 3.35m)

With double glazed window to front, wardrobes, radiator, laminated wood style floor

BEDROOM TWO

11'7 x 10'2 (3.53m x 3.10m)

With double glazed window to rear gardens, radiator, carpet.

BEDROOM THREE

7'0 x 6'7 (2.13m x 2.01m)

With double glazed window to front, radiator, carpet.

BATHROOM/WC

With double glazed frosted window to rear, low level wc., wash hand basin, corner panel enclosed bath with mixer taps and shower, heated towel rail, tiled walls, lino floor

EXTERIOR: 60'0(APPROX) REAR GARDENS

With lawn, trees, shrubs, paved area, side access, water connection, lighting, lean-to/shed.

BRICK BUILT GARAGE VIA SHARED DRIVE

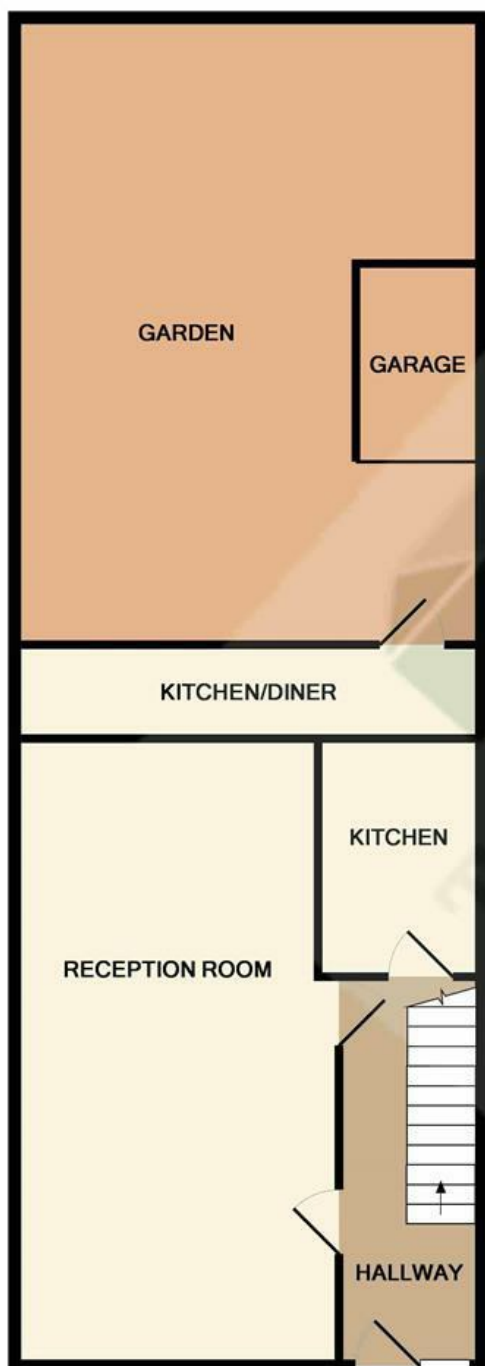
With power, lighting.

FRONT GARDENS

With Off Street Parking

EPC RATING D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC. 