



Poynter Road, EN1 1DN
Enfield

FOR SALE
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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £410,000

KINGS GROUP are delighted to offer this spacious three-bedroom family home to the market, offered CHAIN FREE and presenting an excellent opportunity for both owner-occupiers and investors alike. Occupying a generous plot with both front and rear gardens, this well-proportioned property offers over 1,080 sq. ft. of accommodation together with exciting potential for further development and extension, subject to the necessary planning permissions.

The property offers a traditional and versatile layout, comprising a bright front reception room, a separate dining room ideal for family gatherings and entertaining, a fitted kitchen, utility area, conservatory, and additional storage space. The first floor provides three well-proportioned bedrooms together with a family bathroom, making it perfectly suited to growing families.

Externally, the property benefits from both front and rear gardens, offering excellent outdoor space and further scope for enhancement. Given the size and layout of the property, there is clear potential to extend and reconfigure the accommodation, subject to the usual planning consents, making this a fantastic long-term investment.

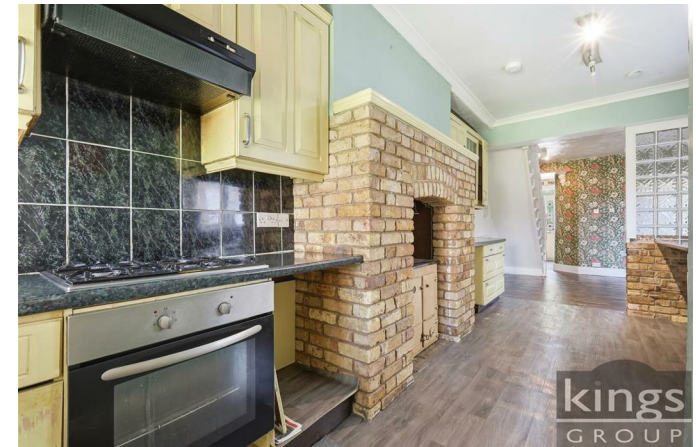
The property is ideally located within close proximity to a wide range of local shops, supermarkets, schools, parks, and everyday amenities. For commuters, Bush Hill Park Station is easily accessible and provides direct rail services into London Liverpool Street, making this an excellent choice for those travelling into the City.

By Auction £410,000



- Chain free purchase with vacant possession available
- Estimated rental income of approximately £30,000 per annum
- Excellent scope to extend and add value (subject to planning permission)
- Two reception rooms ideal for modern family living and entertaining
- Walking distance to Bush Hill Park Station with direct links to London Liverpool Street

- Exceptional investment opportunity with strong rental potential
- Substantial plot with both front and rear gardens
- Three generous bedrooms and versatile family accommodation
- Conservatory, utility area and additional storage space
- Conveniently located close to local shops, schools, parks and everyday amenities

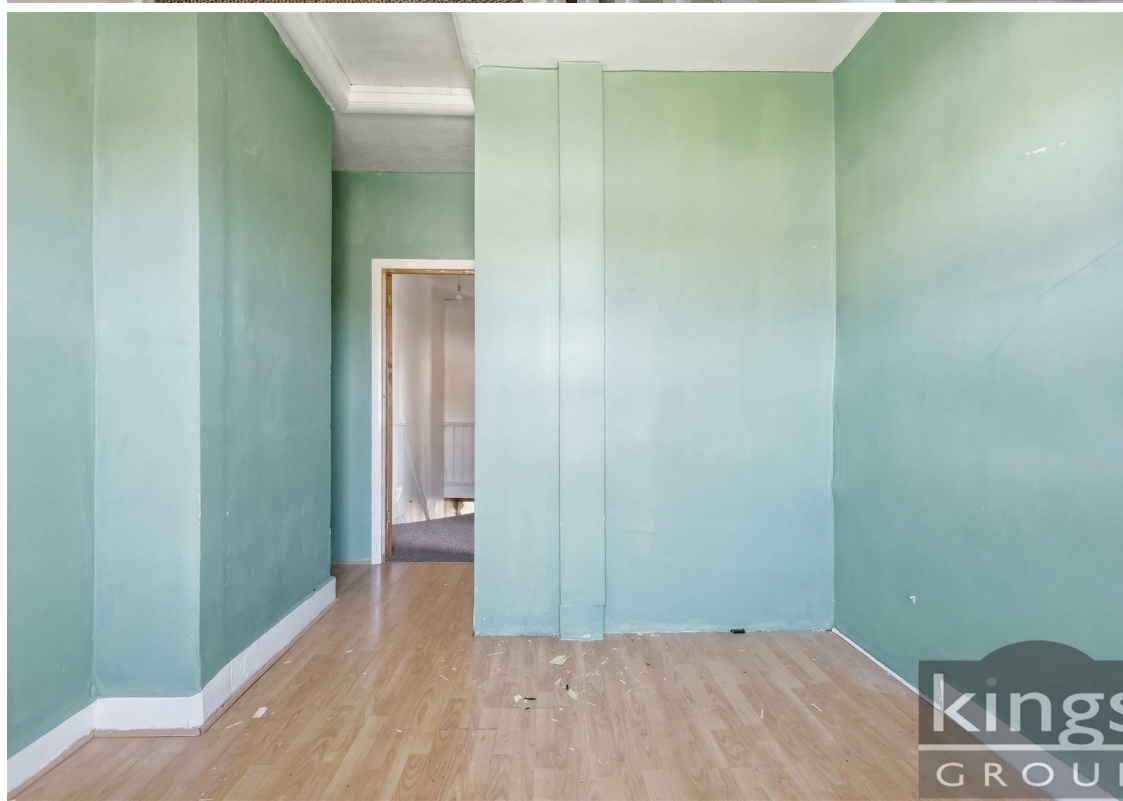




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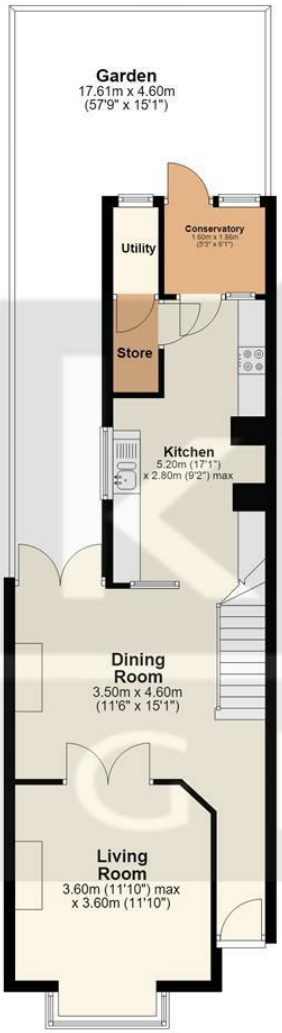
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor
Approx. 52.3 sq. metres (562.6 sq. feet)
(excluding Garden)



Total area: approx. 100.4 sq. metres (1080.6 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 Road

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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