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Buckingham Close, EN1 3JG  
Enfield

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# Buckingham Close, EN1 3JG

KINGS GROUP Enfield Town are delighted to present this CHAIN FREE 1930s tunnel terrace home, situated within the highly sought after Willow Estate, just a short distance from Enfield Town Centre. The location offers an excellent selection of shops, cafés, and restaurants, as well as convenient transport links including nearby bus routes and Enfield Town Station (0.7 miles), providing direct access to Liverpool Street Station. Perfectly suited for families, the property falls within the catchment area of several well-regarded schools such as Chace Community School, St Andrew's CoE Primary School, and Lavender Primary School.

The accommodation features two welcoming reception rooms leading through to a spacious conservatory overlooking the beautifully maintained rear garden. The fitted kitchen offers ample workspace and storage, while upstairs there are three well proportioned double bedrooms and a four piece bathroom suite. To the front, the property benefits from off street parking, adding further convenience to this attractive family home.

This charming house offers a wonderful opportunity to reside in one of Enfield's most desirable locations, combining comfort, character, and accessibility in equal measure

Freehold  
Standard Construction  
Flood Risk "Low"  
EPC Rating E

## Offers In Excess Of £580,000



- Chain Free
- Located in the Ever Popular Willow Estate
- Two Reception Rooms
- A Spacious Conservatory
- Within Catchment Area of Sought After Schools Including Chace Community School, St Andrews CofE Primary School and Lavender Primary School
- A Three Double Bedroom 1930's Tunnel Terrace House
- Off Street Parking
- A Beautifully Presented, Sizeable Rear Garden
- Within Close Proximity of Transport Links Including Local Bus Routes and Enfield Town Station(0.7 miles) Providing Direct Access into the City
- Close Proximity of Enfield Town Centre Boasting an Array of Shops and Restaurants to Enjoy





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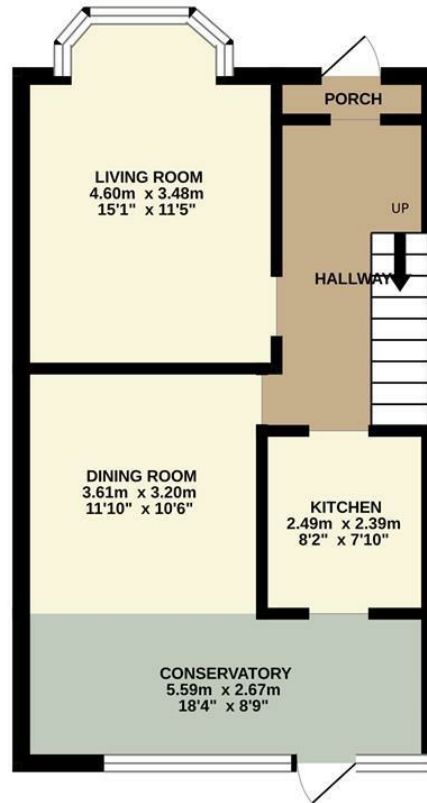
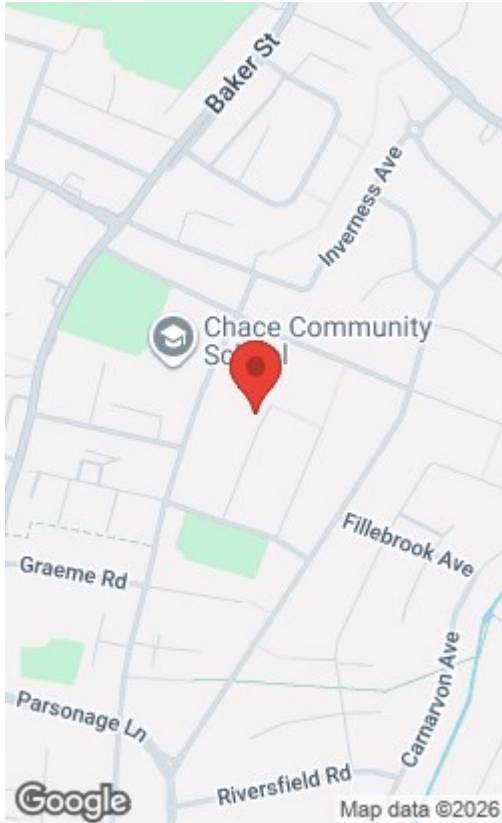
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



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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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.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

