



Great Cambridge Road, EN1 1SQ
Enfield





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KINGS GROUP are delighted to present this chain-free three-bedroom family home situated on Great Cambridge Road, Enfield, offering off-street parking, a garage, and excellent potential for further extension or a loft dormer (STP) making it an ideal purchase for families or investors alike.

The property requires modernisation throughout, however offers a fantastic opportunity to create a substantial home with scope to extend both to the rear and into the loft (subject to planning permission). The accommodation is well laid out, comprising a spacious open-plan living/dining room measuring approximately 24' x 10'4", a fitted kitchen, and useful entrance hall, porch and storage areas on the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, along with a family bathroom and additional storage.

Externally, the property benefits from a front garden, a private rear garden, and a detached garage/outbuilding, providing excellent storage or further potential.

Ideally located close to a range of local shops, supermarkets and amenities, the property is also within approximately one mile of Turkey Street and Enfield Town Station, both offering direct rail links into Tottenham Hale and London Liverpool Street, making it perfect for commuters. The area is well served by local schools including Honilands Primary School, Keys Meadow Primary School, Worcesters Primary School and Turkeys Street Academy.

This is a fantastic opportunity to acquire a well-located home with huge potential to add value, offered chain free and ready for a buyer to put their own stamp on it.

Offers In Excess Of £400,000



- Offered Chain Free
- Front Garden & Private Garage
- Substantial Scope to Extend (Rear & Loft STPP)
- Generous Rear Garden with Further Potential
- Moments from Local Schools, Shops & Amenities

- Spacious Three Bedroom Family Home
- Impressive 24ft Open Plan Living / Dining Space
- Outstanding Value-Add & Refurbishment Opportunity
- Excellent Transport Links to Tottenham Hale & London Liverpool Street
- Ideal Long-Term Family Home or Investment Acquisition





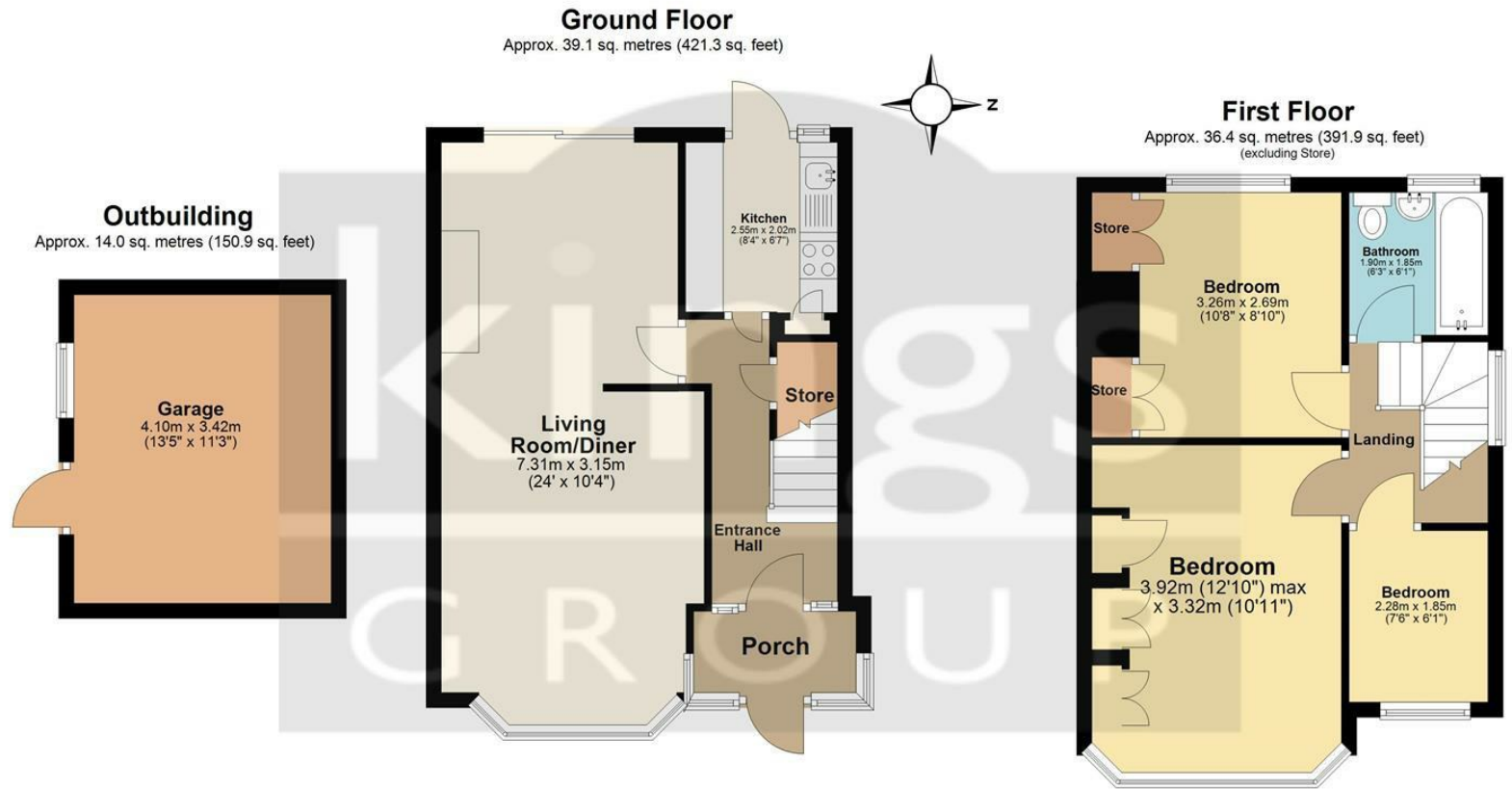
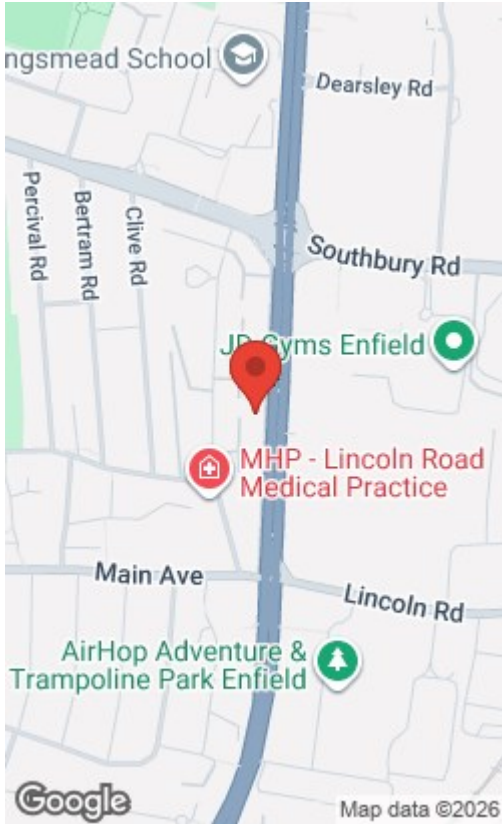
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
86	62		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 89.6 sq. metres (964.1 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. □

Great Cambridge Road

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