



Lincoln Road, EN1 1JU
Enfield





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Kings Group – Enfield Town are delighted to present this chain free three bedroom 1930s terrace house, ideally located in the heart of Bush Hill Park on the ever popular Lincoln Road. This sought after road is well known for its welcoming, family friendly neighbourhood and strong community feel, making it an excellent choice for growing families.

The property falls within the catchment area of several highly regarded local schools, including George Spicer Primary School, Kingsmead School and Bush Hill Park Primary School, further enhancing its appeal for family buyers.

Transport links are also conveniently close by, with local bus routes nearby and both Bush Hill Park Station and Enfield Town Station approximately 0.4 miles away, providing direct access into London Liverpool Street Station in around 35 minutes, ideal for commuters travelling into the City.

Residents will also enjoy being within walking distance of beautiful green spaces such as Bush Hill Park and Enfield Playing Fields, perfect for leisure activities and family outings. A short stroll away are convenient local shops, while a brief drive brings you to Enfield Retail Park, offering supermarkets, popular retail stores, and a variety of dining options.

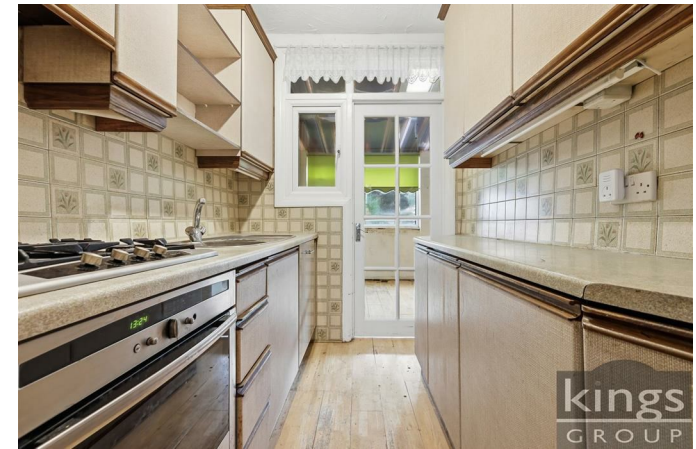
Internally, the accommodation comprises a bright and spacious through lounge, a kitchen leading to a lean-to at the rear, and upstairs you will find three well proportioned bedrooms along with a family bathroom. Externally, the property benefits from a generous rear garden and a garage at the rear, which can be accessed via a secure gated service road.

Offering huge potential, this home represents the perfect opportunity for buyers looking to put their own stamp on a property. There is also scope for extension or further development, subject to the relevant planning permissions, making it an exciting prospect for homeowners and investors alike.

£485,000



- Chain Free
- Through Lounge
- A Fantastic Opportunity for Any Prospective Buyer Looking to Put Their Own Stamp on Their Next Home
- Located Within Close Proximity of Transport Links Such as Enfield Town Station(0.4 miles) and Bush Hill Park Station(0.4 miles)
- Excellent Road Links With Easy Access to the A10, M25 Motorway, and A406 North Circular Road, Providing Convenient Connections to Surrounding Areas and Beyond
- A Spacious Three Bedroom 1930's Terrace House
- A Detached Garage to the Rear Accessed Via a Secure Gated Access Road
- Within Walking Distance of Green Spaces Including Enfield Playing Fields and Bush Hill Park
- A Short Distance from Enfield Town Centre and Retail Park
- Highly Sought After Residential Area



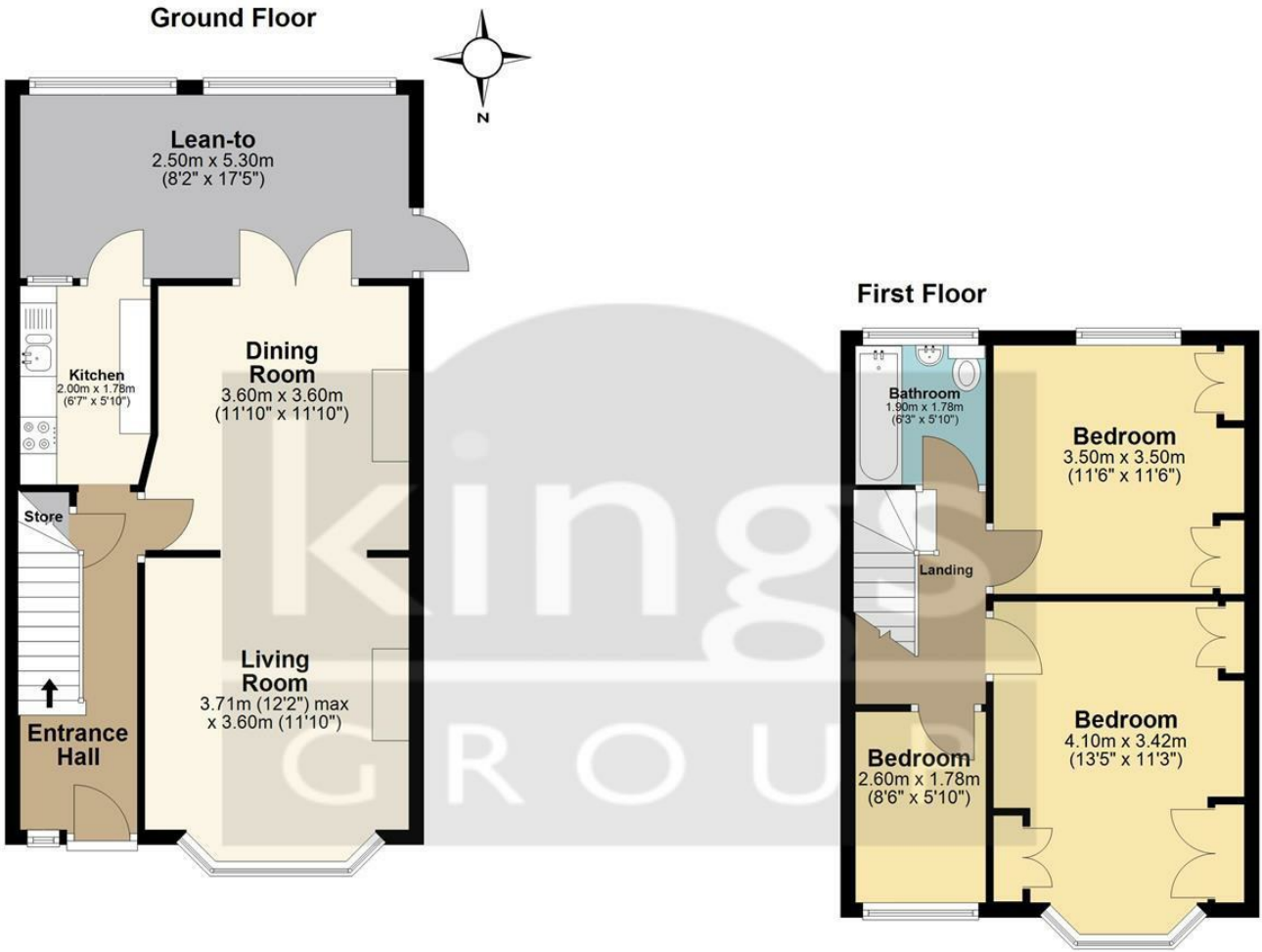
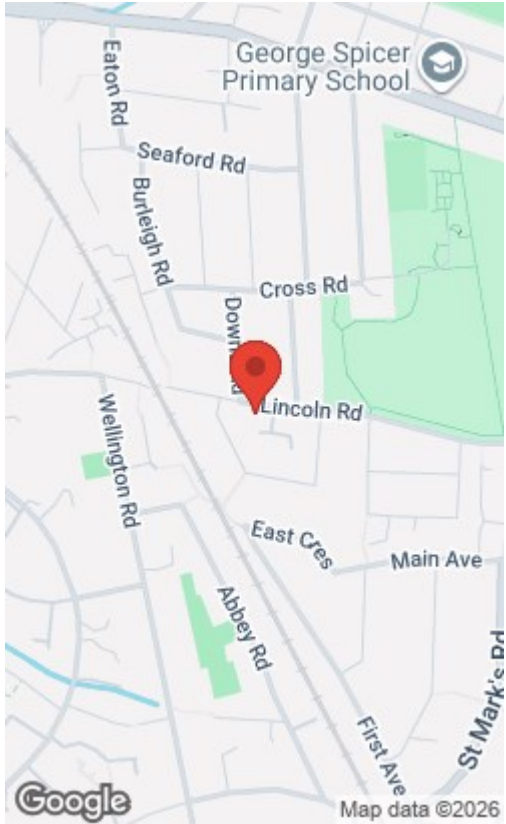


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Total area: approx. 89.2 sq. metres (959.8 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.

Lincoln 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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