



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

Broadlands Avenue, Enfield, EN3 5AG
Offers In The Region Of £425,000

****VIEWING DAY SATURDAY 8TH NOVEMBER** (BY APPOINTMENT ONLY)** Kings Group are delighted to offer to the market this three-bedroom 1930s house, situated in one of the most sought-after turnings in this part of Enfield.

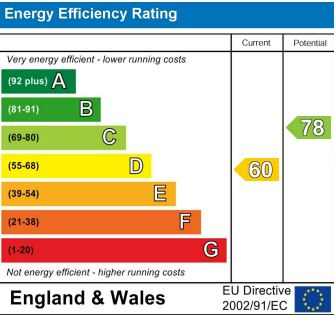
The property boasts well-maintained front and rear gardens, with potential for off-street parking (subject to the necessary consents). Inside, the home features a spacious lounge/dining room, fitted kitchen with conservatory, and is offered to the market CHAIN FREE, providing a fantastic opportunity for buyers looking for a smooth and straightforward purchase.

Located within easy reach of local shops, schools and amenities, the property is also ideally positioned for commuters, with both Brimsdown and Southbury Stations nearby, offering direct rail links to Tottenham Hale (Victoria Line) and London Liverpool Street.

This versatile home would make an ideal family residence or a buy-to-let investment opportunity, with a potential rental income of £24,000–£25,000 per annum. A fantastic opportunity to acquire a charming property with scope for personalisation and long-term potential in a highly desirable area.

Freehold
Standard Construction
EPC Rating C
Council Tax Band D











Broadlands Avenue, EN3

Approximate Gross Internal Floor Area : 79.50 sq m / 855.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

