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186 Hertford Road  
Enfield EN3 5AZ  
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Lincoln Way, Enfield, EN1 1TE  
Offers In The Region Of £425,000



- NFoPP accredited agency & ceMAP mortgage advisors
- Situated within the desirable EN1 London post code
- Garage accessed via garden or rear service road
- Council Band C & EPC Band TBA
- Built in the year circa 1930s

KINGS GROUP offer in the sought-after EN1 postcode of Enfield, this charming three-bedroom house on Lincoln Way presenting an excellent opportunity for both families and investors alike. Spanning an impressive 1,043 square feet inclusive garage space, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The upstairs bathroom is conveniently located, catering to the needs of modern living. Built in the 1930s, this home retains a sense of character while offering the potential for personalisation to suit your tastes.

One of the standout features of this property is the driveway at the front, along with a garage accessible via a service road, ensuring that parking is never a concern. The location is particularly advantageous, being in close proximity to both Enfield Town and Southbury stations, which provide excellent transport links to London City, making it ideal for commuters.

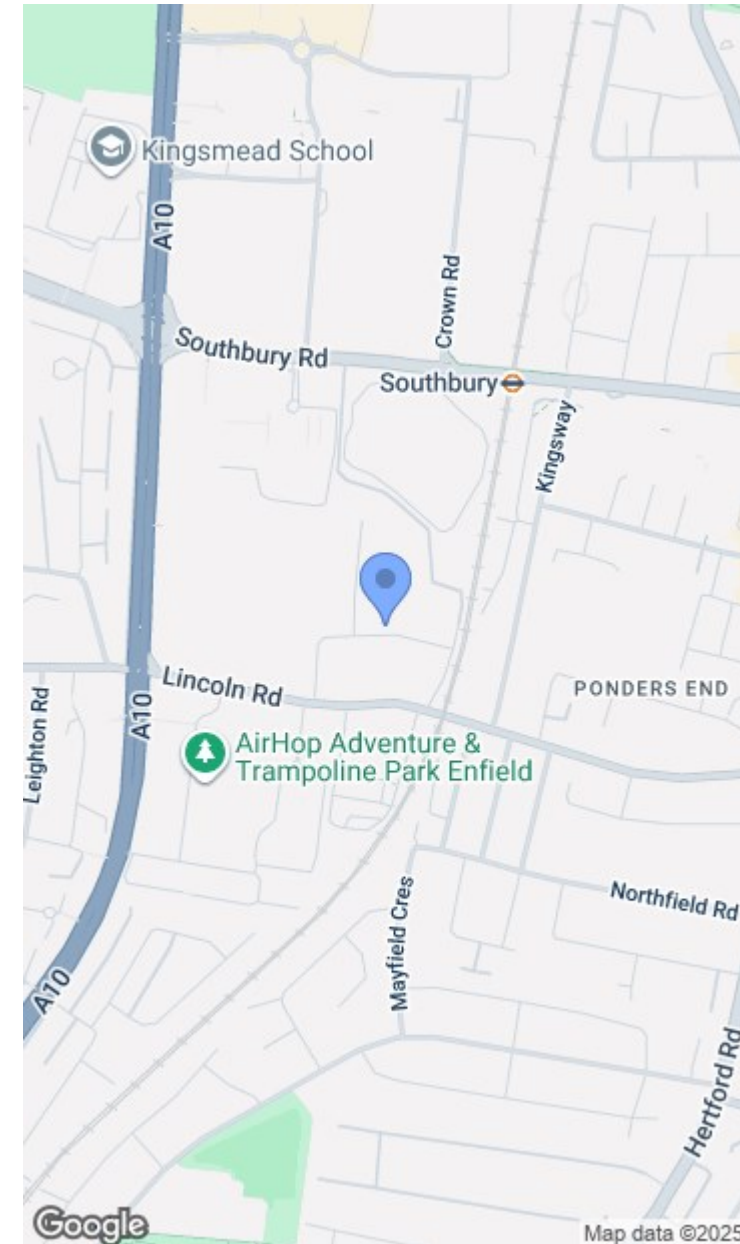
Offered to the market chain-free, this property is not only a delightful family home but also presents a potential rental income of approximately £2,300 per calendar month, making it an attractive investment opportunity. With its blend of convenience, character, and potential, this house is a must-see for anyone looking to settle in this vibrant area of Enfield.

#### BUYERS INFORMATION

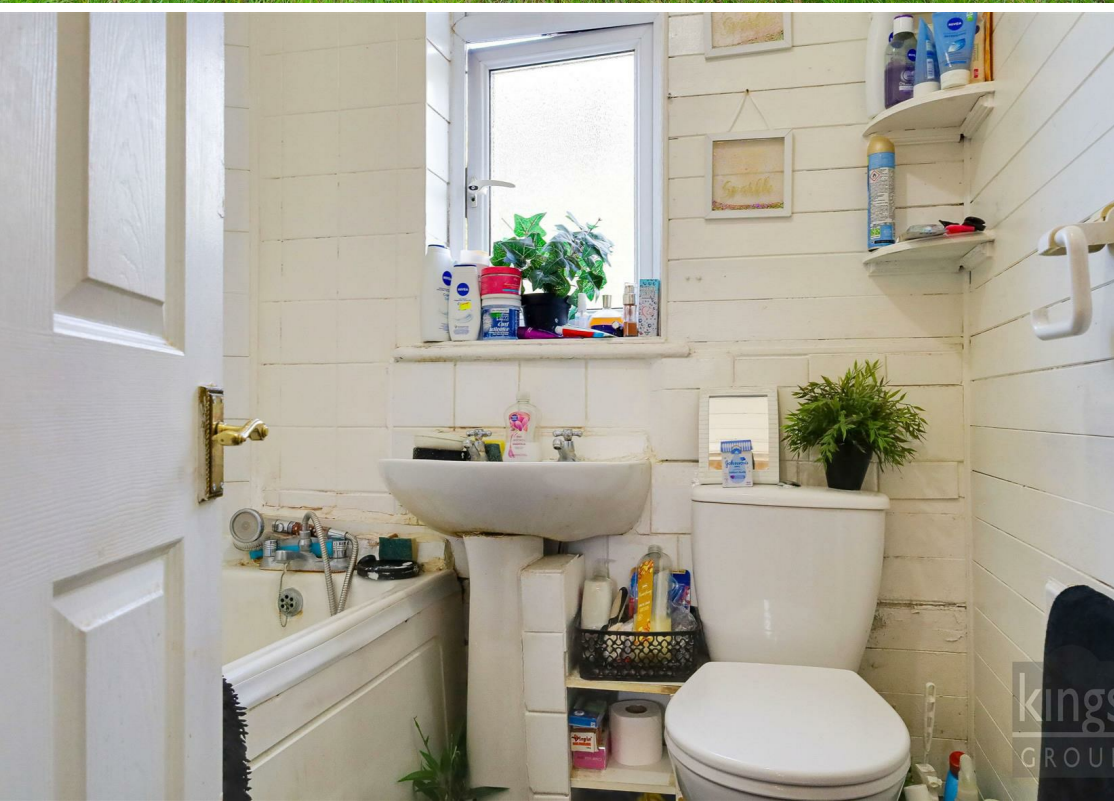
To conform with government Money Laundering

Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

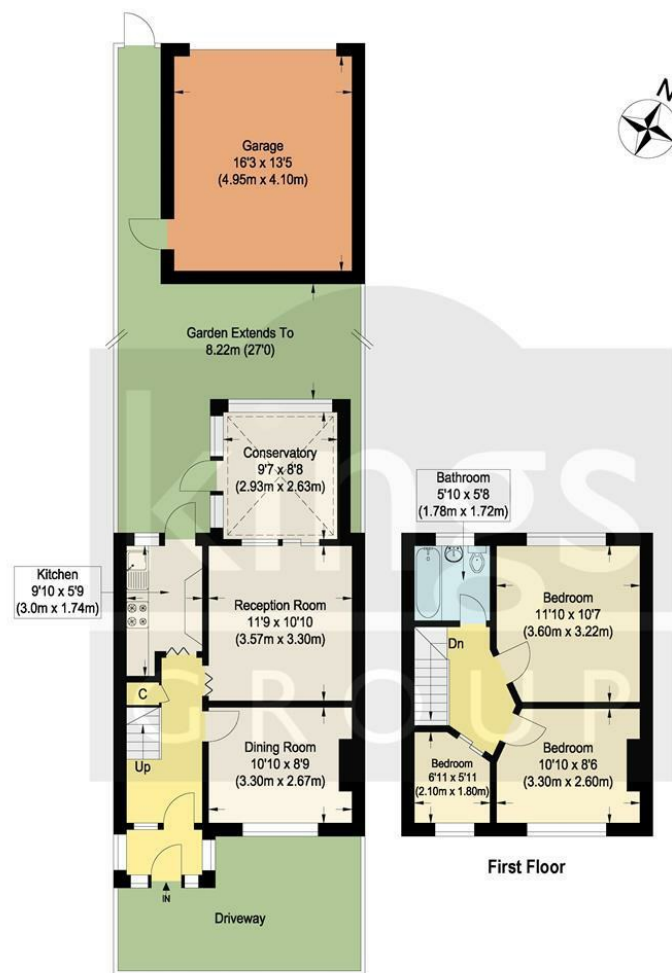
- Three-bedroom house in Enfield, London
- Off street parking via driveway
- Upstairs family bathroom & conservatory extension
- Potential rental income of £2,300 PCM
- Offered to market chain-free (no related purchase)











Ground Floor

### Lincoln Way, EN1

Approximate Gross Internal Floor Area : 76.50 sq m / 823.43 sq ft  
(Excluding Garage)

Garage Area : 20.30 sq m / 218.50 sq ft

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



Associated Offices in London, Essex and Hertfordshire  
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