



www.kings-group.net

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

Holly Road, Enfield, EN3 6QB
£415,000

KINGS GROUP offer a fantastic opportunity to purchase this very well-maintained two-bedroom end-of-terrace house, offered CHAIN FREE and situated in a highly sought-after turning. This charming home is full of character features and combines traditional style with modern comforts, making it an ideal choice for first-time buyers, families, or buy-to-let investors.

The ground floor offers a spacious lounge, a bright conservatory that provides additional living space, and a modern fitted kitchen. The property has been cared for to a high standard, making it ready for immediate occupation. On the first floor, you'll find two generously sized double bedrooms and a large four-piece bathroom suite, offering both practicality and comfort.


Further benefits include double glazed windows and gas central heating throughout, adding to the property's overall efficiency and appeal.

The home is ideally located close to a range of local shops, schools, and amenities, and is within easy reach of both Turkey Street and Enfield Lock stations, providing direct access into London Liverpool Street, making it ideal for commuters.

With an estimated rental income of £22,500 per annum, this property also presents a fantastic investment opportunity. Early viewing is highly recommended to fully appreciate what this well-kept home has to offer.

Freehold
Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	