



**[www.kings-group.net](http://www.kings-group.net)**

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**Leda Avenue, Enfield, EN3 5PZ**  
**Offers In The Region Of £440,000**



- Nfopp accredited agents & ceMAP mortgage advisors
- Two toilets including an upstairs family bathroom
- Potential rental income of £2,300 PCM
- Gas fired boiler & double glazed windows
- Potential to convert the loft subject to usual consents

KINGS GROUP offer quietly nestled in the charming neighbourhood of Leda Avenue, Enfield, this delightful CHAIN FREE mid-terrace house presenting a perfect blend of comfort and convenience. Built in the year circa 1930, the property boasts a generous living space of 1,281 square feet, making it an ideal family home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house features three well-proportioned bedrooms, ensuring ample space for family members or guests. The two bathrooms add to the practicality of the home, catering to the needs of a busy household.

The location of this property is particularly appealing, with easy access to local amenities, schools, and transport links, making it a great choice for families and commuters alike. The surrounding area offers a pleasant community feel, with parks and recreational facilities nearby, enhancing the overall living experience.

This mid-terrace house on Leda Avenue presents a wonderful opportunity for those seeking a comfortable and spacious home in a desirable location. With its charming character and practical layout, it is sure to attract interest from a variety of buyers.

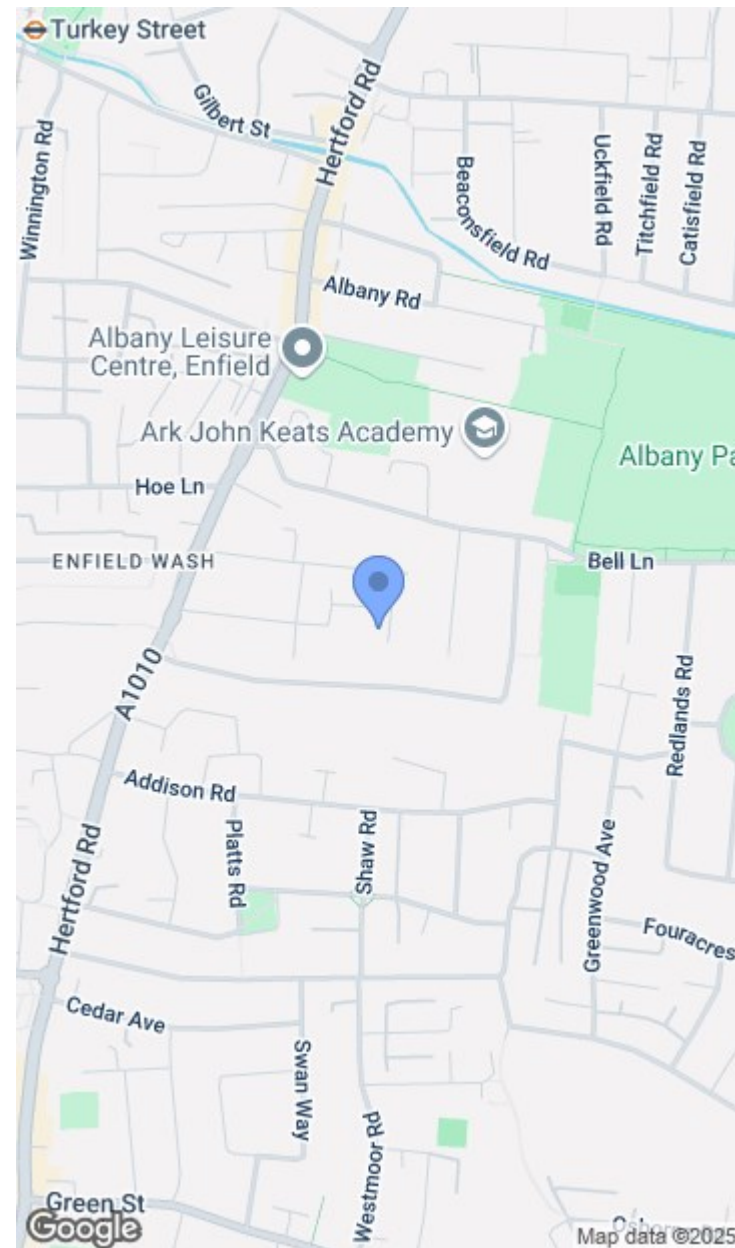
#### BUYERS INFORMATION

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.

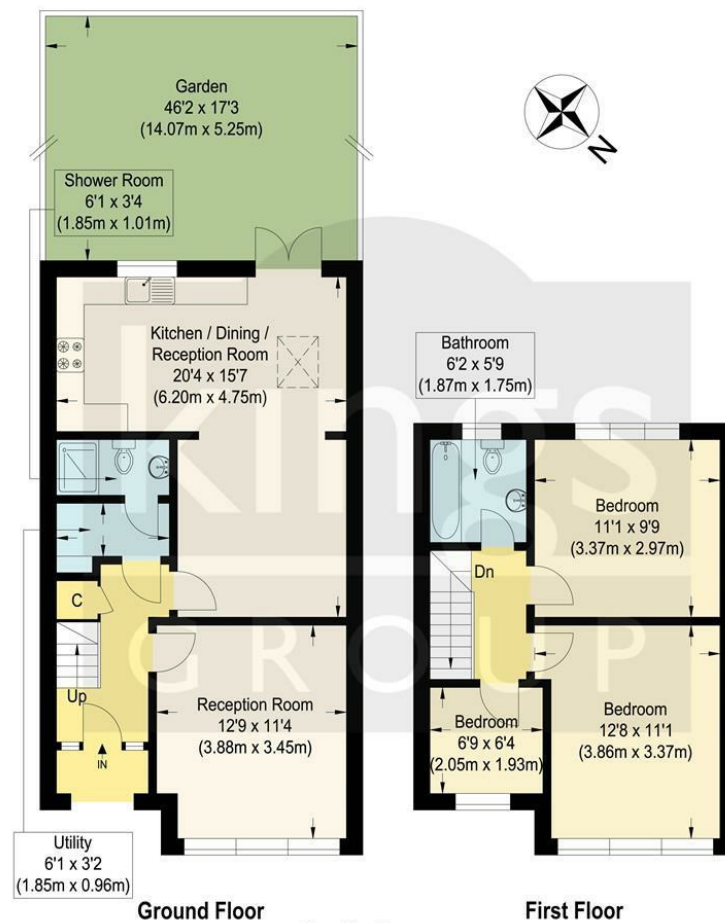
Freehold  
Potential Rental Value £2,300 PCM  
Standard Construction  
Low Flood Risk  
Council Band C  
EPC Band C

- Freehold three bedroom house in Enfield
- Extension to the rear of the house
- Council Band C & EPC Band C
- Offered to market Chain Free
- Situated within a cul-de-sac location









Approximate Gross Internal Floor Area : 88.50 sq m / 952.60 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

