



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

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**Dendridge Close, Enfield, EN1 4PN**  
**Offers In Excess Of £375,000**

- Nfopp accredited agents & ceMAP mortgage advisors
- Located in Enfield, London (EN1 Post Code)
- Proximity to Turkey Street & Enfield Lock stations
- In need of modernisation & upgrading
- Garden can be entered via kitchen or rear access

**\*\*GUIDE PRICE £375,000 - £400,000\*\***

KINGS GROUP offer in the charming Dendridge Close, Enfield, this delightful three-bedroom freehold house presenting an excellent opportunity for both families and investors alike. Built in circa 1970, the property is located in a desirable cul-de-sac within the sought-after EN1 postcode, offering a peaceful residential environment while remaining conveniently close to local amenities.

The house features a spacious reception room, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a home office. The property also boasts two bathrooms, providing convenience for busy mornings.

One of the standout features of this home is its potential. While it is in need of updating, this offers a unique chance for new owners to personalise the space and truly make it their own. Whether you envision a modern aesthetic or a more traditional feel, the possibilities are endless.

With a potential rental value of £2,200 per calendar month, this property also represents a sound investment opportunity. The EPC band is yet to be announced, and the council tax band is D, ensuring that you are well-informed about the ongoing costs associated with the property.

Freehold  
Standard Construction

Low Flood Risk  
Potential Rental Value £2,200 PCM  
EPC TBA  
Council Band D

#### 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 freehold house
- Potential rental value of £2,200 PCM
- Wonderful access into Seven Sisters, Tottenham Hale & London city
- EPC band TBA & Council band D
- Two toilets and one upstairs family bath/shower room





