



www.kings-group.net

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

**The Brightside, Enfield, EN3 5DY
Offers In The Region Of £375,000**

- NFOPP accredited agency & ceMAP mortgage advisors
- Potential rental income of £2,000 PCM
- Well presented throughout home
- Off street parking via driveway
- Splendid access into Tottenham Hale & London City

KINGS GROUP welcome to market The Brightside, a charming two-bedroom house located in the desirable area of Enfield. This modern property boasts a well-designed interior, offering a comfortable living space of 720 square feet. As you enter, you will find a welcoming reception room that provides an ideal setting for relaxation or entertaining guests.

The house features two spacious bedrooms, perfect for a small family or professionals seeking extra space. The bathroom is well-appointed, ensuring convenience for daily routines. The property is in good condition, allowing you to move in with ease and enjoy your new home from day one.

One of the standout features of this property is the driveway, providing off-street parking for your convenience. Additionally, the rear garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

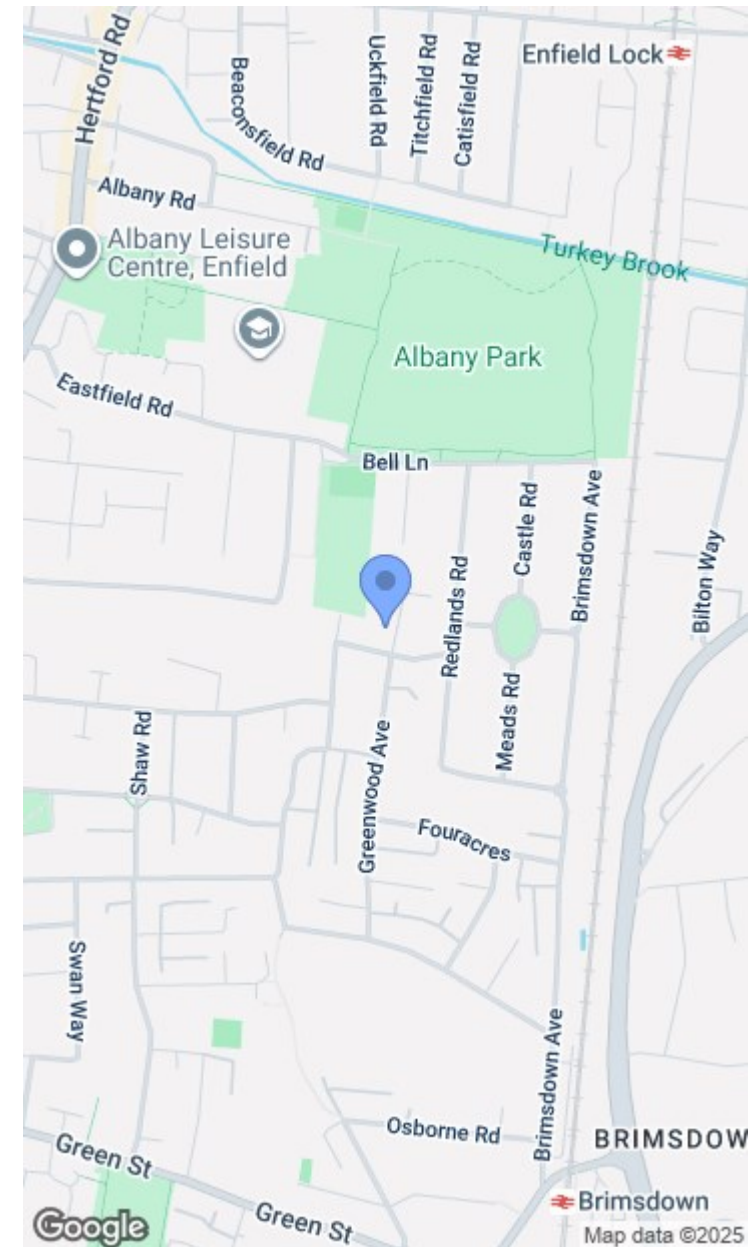
Situated close to stations that serve London City, this home is ideal for commuters looking for easy access to the capital. The property is being sold chain-free, making the buying process straightforward and hassle-free. With a potential rental income of £2000 per calendar month, this house also presents an excellent investment opportunity.

BUYERS INFORMATION

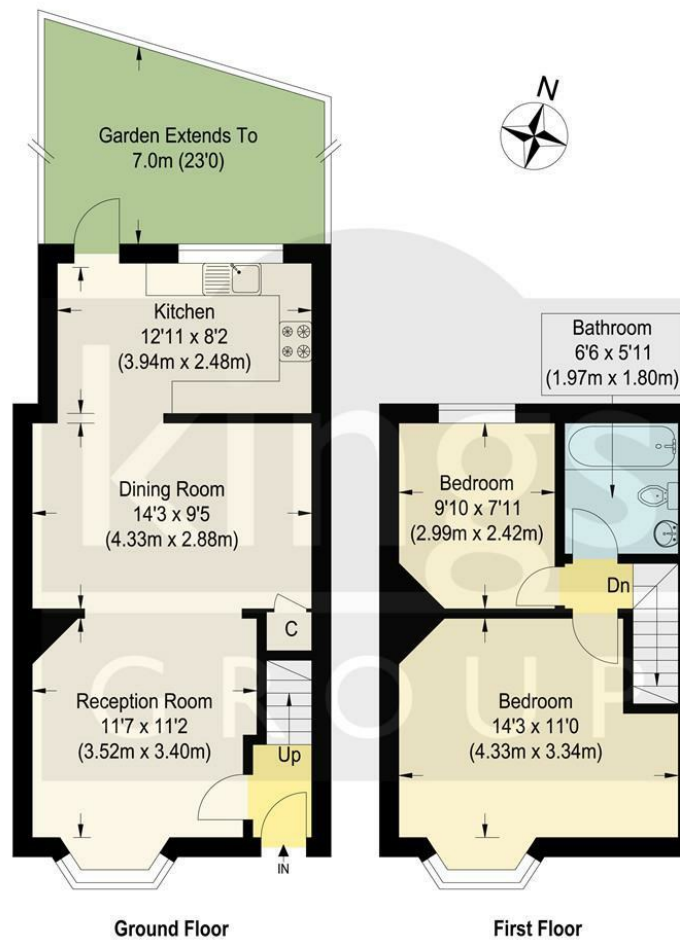
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will

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.

- Two-bedroom freehold house in Enfield London
- Council Band B & EPC Band TBA
- Built in the year circa 1930 - 1940
- Gas central heating & double glazed windows
- Offered to market chain-free (no related purchase)







The Brightside

Approximate Gross Internal Floor Area : 66.80 sq m / 719.02 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

