



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

Holly Road, Enfield, EN3 6QB
£415,000

- Two-bedroom end-of-terrace house in a sought-after turning
- Offered chain-free – ready for immediate purchase
- Spacious lounge and bright conservatory providing extra living space
- Two generously sized double bedrooms
- Double glazed windows and gas central heating throughout

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.

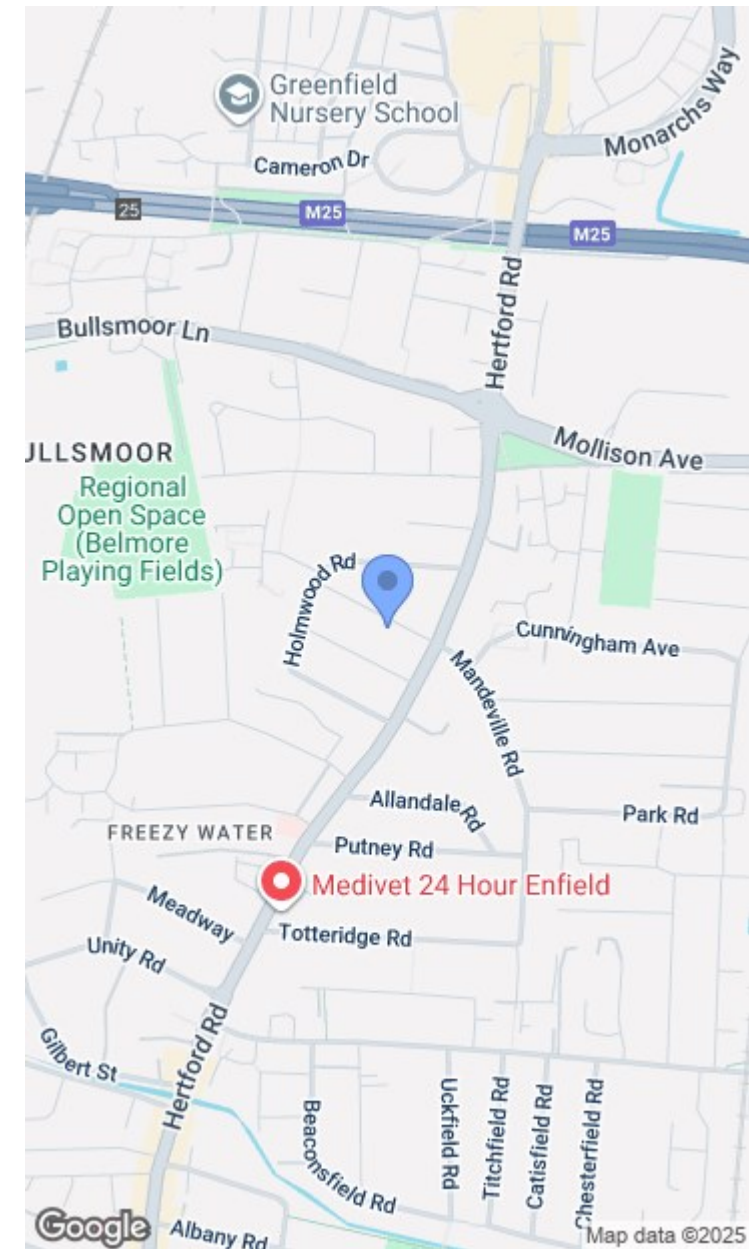
The home is ideally located close to a range of local shops, schools, and amenities, and is within easy reach of both Turkey Street and Enfield Lock stations, providing direct access into London Liverpool Street, making it ideal for commuters.

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
Awaiting EPC Rating
Flood Risk "Low"
Standard Construction

- Very well-maintained and presented in excellent condition
- Full of character features with a blend of modern finishes
- Modern fitted kitchen with contemporary units and appliances
- Large four-piece bathroom suite
- Close to local shops, schools, and amenities, with easy access to Turkey Street and Enfield Lock stations offering direct trains to London Liverpool Street







Holly Road

Approximate Gross Internal Floor Area : 84.80 sq m / 912.77 sq ft.

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

