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**Kennedy Avenue, Enfield, EN3 4PA**  
**Offers In The Region Of £325,000**



- Nfopp Accredited Agents & ceMAP Mortgage Brokers
- Council Band C & EPC Band Awaited
- Ground-Floor Maisonette With Direct Access Into Garden
- Closeby To ASDA & Other Local Amenities
- Over 900 Years Remaining On The Leasehold Term

KINGS GROUP present on the charming Kennedy Avenue in Enfield, this delightful two-bedroom GROUND FLOOR maisonette, allowing an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The bedrooms are designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house features a modern bathroom, equipped with essential amenities to cater to your daily needs. The layout of the property is both practical and welcoming, making it easy to envision your life here. The property also provides direct access into the garden, making outdoor entertainment with friends and family easy to enjoy British summer. The property also includes a GARAGE included within the title, great for extra storage.

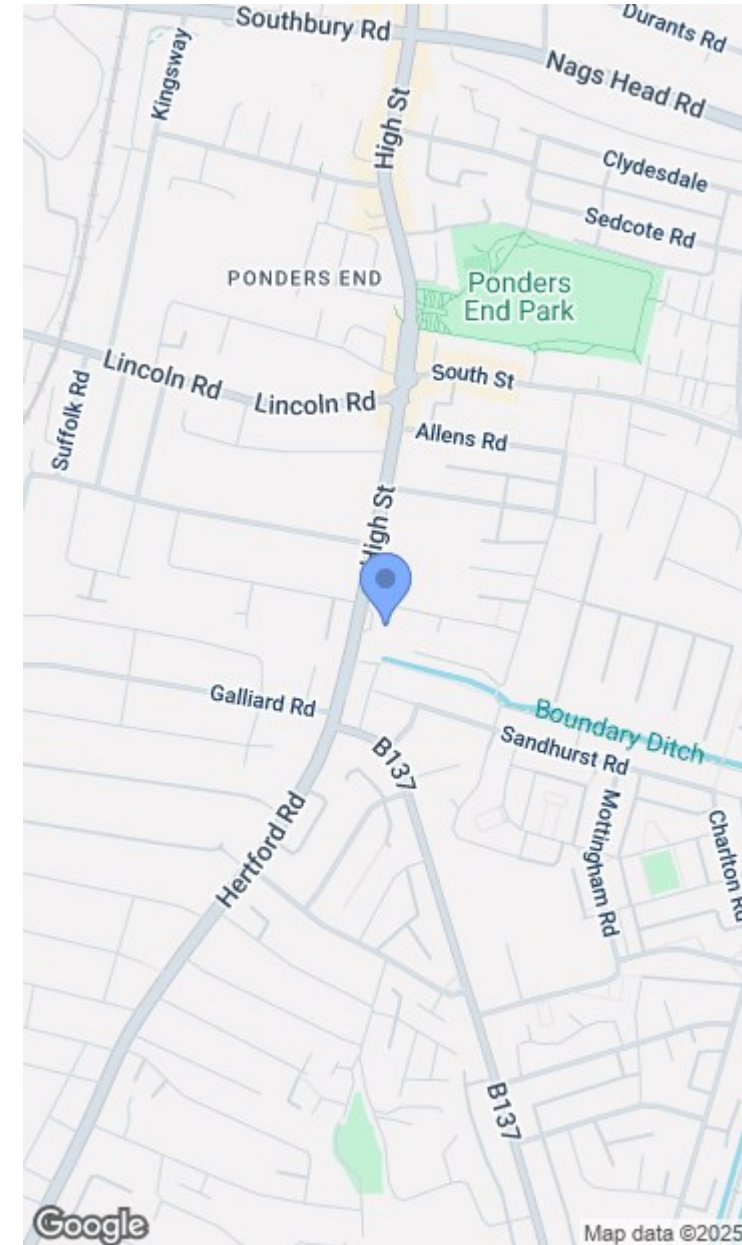
Enfield is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location offers a perfect blend of suburban tranquillity and urban convenience, making it an attractive choice for potential buyers or renters alike.

In summary, this house on Kennedy Avenue is a wonderful opportunity to secure a lovely home in a desirable area. With its appealing features and prime location, it is sure to attract interest from those

looking to settle in Enfield.

Leasehold Term 937 Years  
 Standard Construction  
 Low Flood Risk  
 Service Charges PA £0  
 Ground Rent PA £12  
 Council Band C  
 EPC Band Awaited

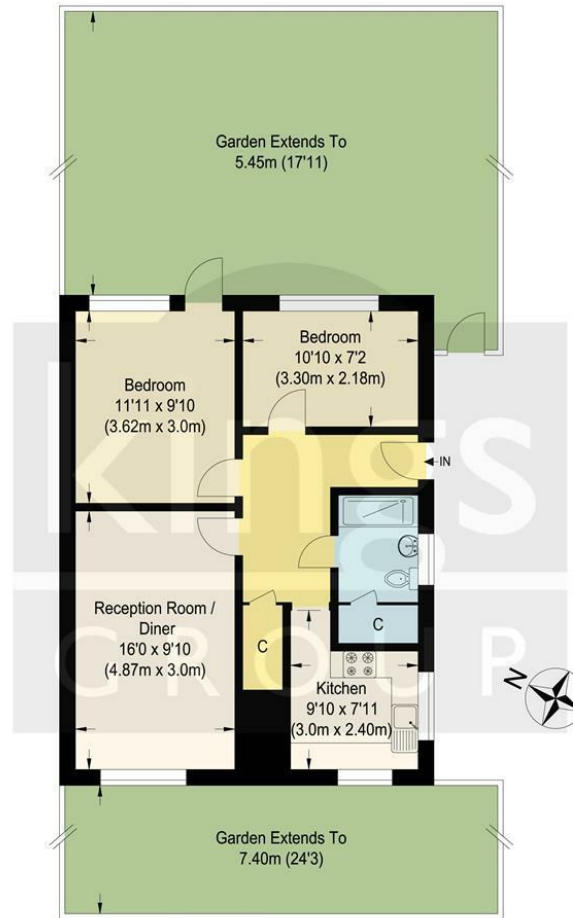
- Potential Rental Income of £1950 PCM
- Good Condition Throughout Property & Includes A Garage
- Proximity To Ponders End & Southbury Train Stations
- Situated Within A Cul-De-Sac Road
- No Service Charges & £12 Ground Rent Annually











### Kennedy Avenue, EN3

Approximate Gross Internal Floor Area : 55.70 sq m / 599.54 sq ft

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

