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**Martini Drive, Enfield, EN3 6GW**  
**Offers In The Region Of £500,000**



- NfoPP accredited agents & ceMAP mortgage advisors
- Situated in the ever popular Island Village estate
- Nearby to the famous River Lee connecting Hertfordshire & London
- Splendid access into Tottenhale Hale & London City
- Potential rental value £2,300 PCM

KINGS GROUP offer in the desirable location of Martini Drive, Enfield, this charming mid-town house presenting an excellent opportunity for those seeking a modern family home. Built circa 2000, the property boasts a well-thought-out layout spread over three floors, featuring three spacious bedrooms and two bathrooms, making it ideal for both families and professionals alike.

Upon entering, you will find the property in a ready-to-move-into condition, enhanced by new flooring and a modern combination boiler, ensuring comfort and efficiency. The inviting reception room provides a perfect space for relaxation or entertaining guests, while the well-appointed kitchen offers functionality for everyday living.

One of the standout features of this home is the private rear garden, a tranquil retreat for outdoor enjoyment. Additionally, there is an outbuilding currently utilised as an office, which is fitted with insulation, making it a versatile space for work or leisure.

Situated within a private island estate, this property benefits from excellent transport links into London City, making it a convenient choice for commuters. The surrounding area is rich in amenities, with local parks, shops, a gym, and a nursery all within easy reach, catering to the needs of families and individuals alike.

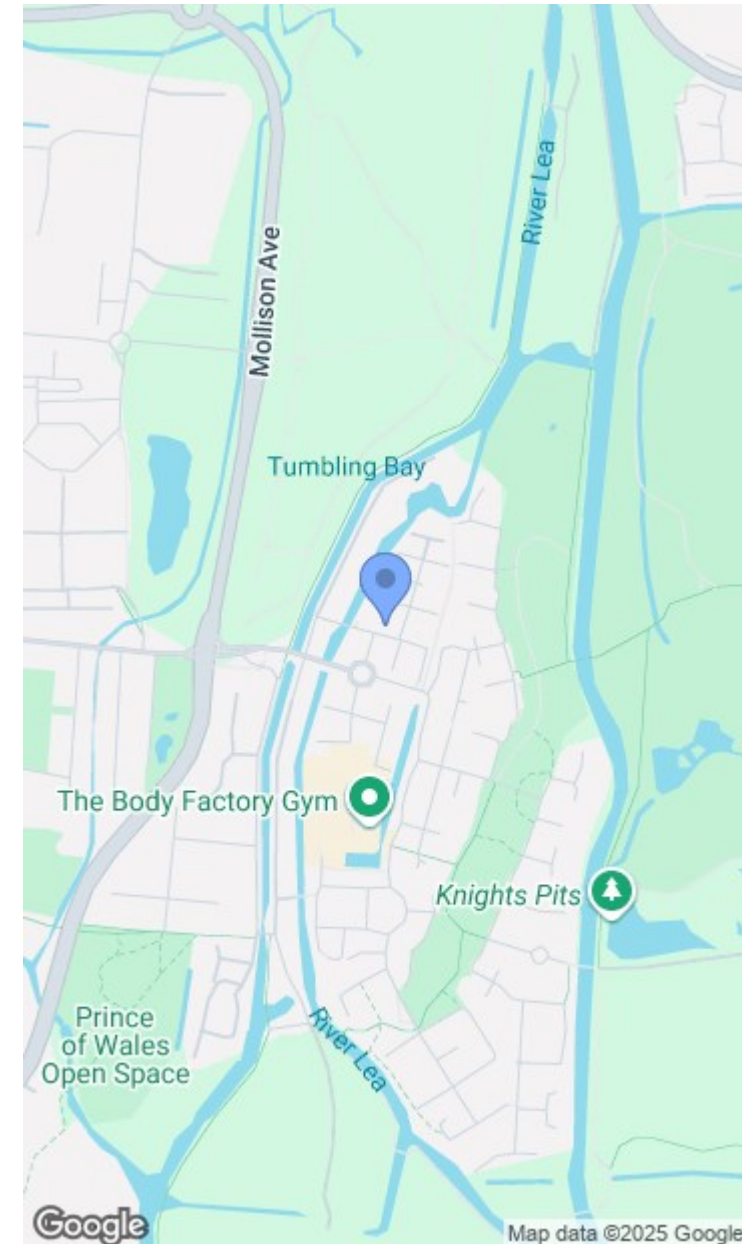
Freehold  
Private Estate Fee PA £300  
Standard Construction

Low Flood Risk  
Council Band E  
EPC Band TBA

#### 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/four bedroom freehold house
- Own community's shopping centre, fooderies, gym, and parks
- Proximity to Waltham Cross & Enfield Lock stations
- Council Band E & EPC Band TBA
- Offered to market chain-free (no related purchase)











## Martini Drive, EN3

Approximate Gross Internal Floor Area : 116.70 sq m / 1256.14 sq ft  
(Excluding Study & Storage)

Study & Storage Area : 11.60 sq m / 124.86 sq ft

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

