



Central Avenue, EN1 3QB
Enfield

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KINGS GROUP offer on Central Avenue in Enfield, this charming three-bedroom house offering a delightful blend of comfort and potential. Spanning approximately 950 square feet, the property boasts a well-maintained interior, making it an ideal choice for families or those seeking a rental investment.

The house features a spacious reception room that welcomes you with warmth and light, perfect for both relaxation and entertaining. The three bedrooms provide ample space for family living, while the convenience of an upstairs toilet and a downstairs bathroom adds to the practicality of the home.

Built circa in the late 1950s, this property has been kept in good condition, allowing you to move in with ease. Additionally, the side plot presents an exciting opportunity for further development, subject to the necessary planning permissions and consents.

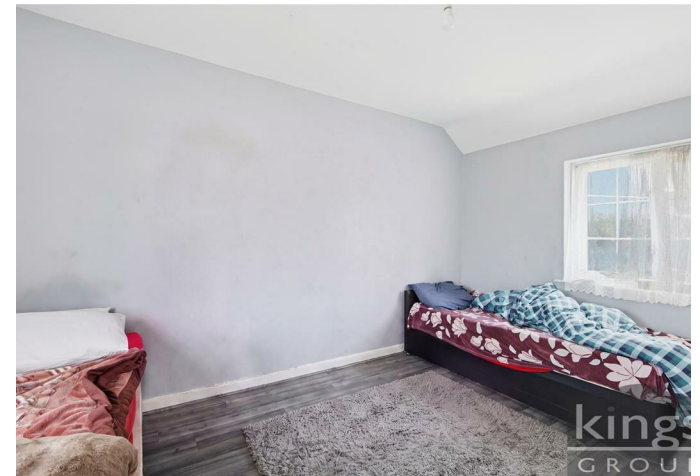
Situated in council tax band C, the property also includes a driveway, ensuring off-street parking for your convenience. Its prime location in EN1 places you within close proximity to Enfield Town, as well as Brimsdown and Turkey Street stations, making commuting a breeze.

With a potential rental income of £2,500 per calendar month, this house is not only a lovely family home but also a promising investment opportunity. Whether you are looking to settle down or expand your property portfolio, this residence on Central Avenue is certainly worth considering.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to

Offers In The Region Of £430,000



- **Charming layout:** Three-bedroom family home blending comfort and future potential
- **Bright reception:** Spacious room filled with natural warmth and light for relaxing or hosting
- **Council build:** Built circa the late 1950s and kept in good condition for an easy move-in
- **Parking ease:** Includes a private driveway ensuring off-street parking
- **Prime EN1 address:** Located closely to vibrant Enfield Town

- **Generous space:** Spans approximately 950 square feet of well-maintained interior living
- **Practical facilities:** Features three ample bedrooms plus a convenient upstairs toilet and downstairs bathroom
- **Development scope:** Exciting side plot offering room for further growth (subject to planning permissions)
- **Low tax band:** Situated efficiently in council tax band C
- **Great transport:** Close proximity to Brimsdown and Turkey Street stations for fast commuting



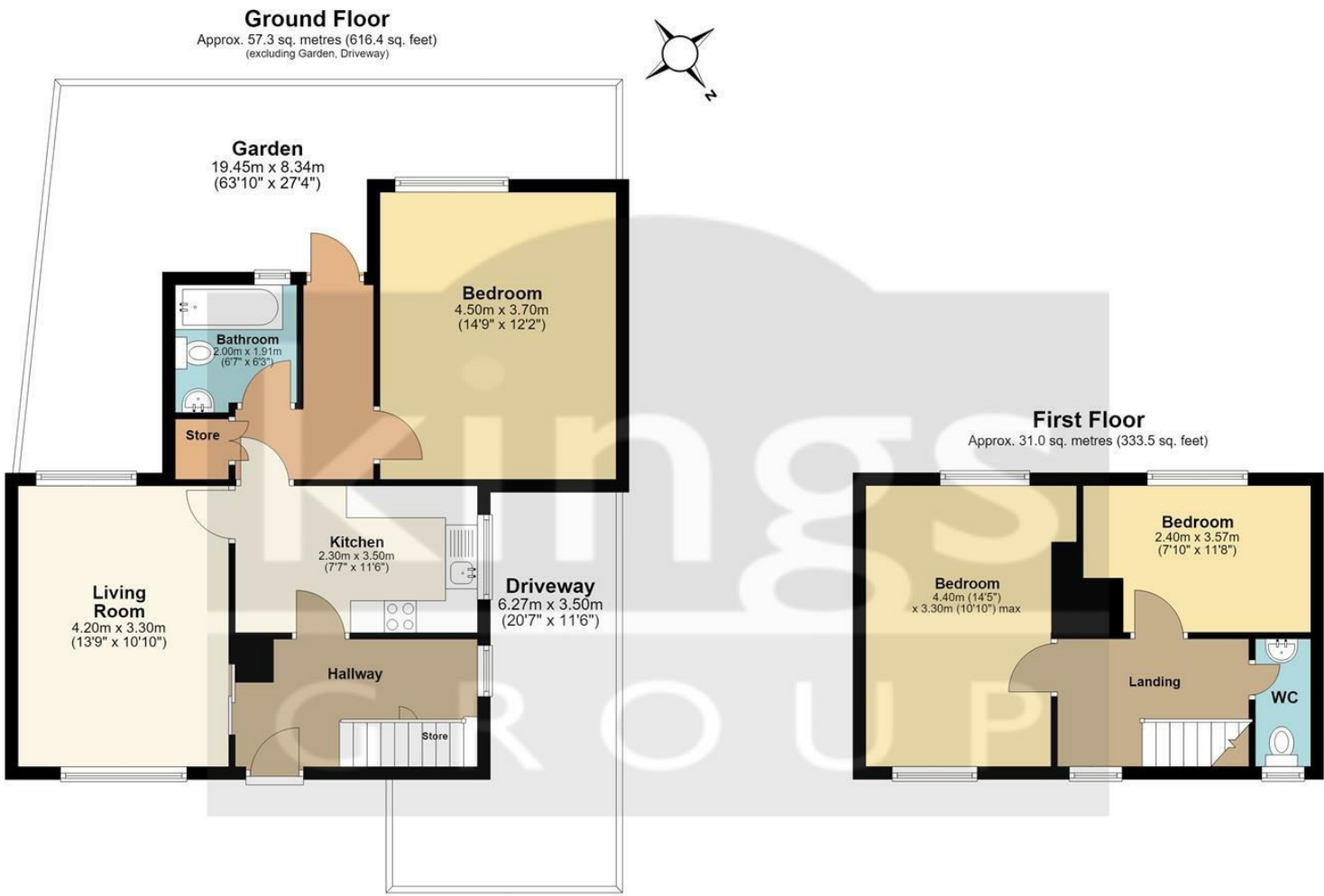
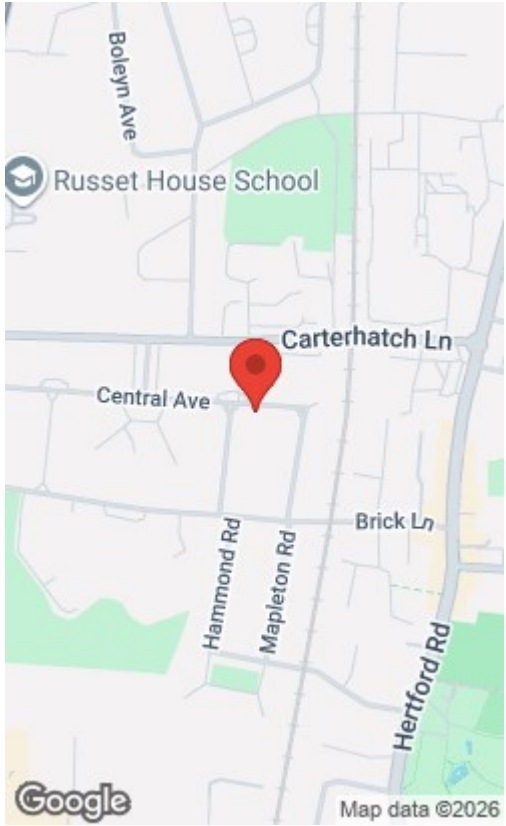




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 88.2 sq. metres (949.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Central Ave

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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