



Monroe Crescent, EN1 4HT
Enfield

kings
GROUP



King's
Garden

Monroe Crescent, EN1 4HT

KINGS GROUP are delighted to present this charming three-bedroom house, ideally located in this sought-after turning. Offered CHAIN FREE, this property represents an excellent opportunity for both families looking for a new home and investors seeking a buy-to-let opportunity.

The property is ideally located near a variety of local amenities, including shops, cafés, and supermarkets, providing everything you need for day-to-day living. Public transport options are excellent, with easy access to both Southbury and Brimsdown Train Station which has direct access into Tottenham Hale & London Liverpool Street.

The ground floor features a spacious lounge/dining room, providing a generous space for family living and entertaining. With a fitted kitchen that has potential to extend to the rear, subject to the necessary planning permissions, allowing for further customisation.

Upstairs, you will find three comfortable bedrooms. The property is also equipped with double glazing and gas central heating, ensuring comfort and energy efficiency throughout.

Externally, the house offers well-maintained rear gardens with side access, perfect for outdoor relaxation or play. To the front, there is off-street parking, providing convenient parking.

This home offers a fantastic blend of space, potential, and convenience, making it an ideal choice for a family or as a buy-to-let investment. Contact us today to arrange a viewing and take the next step toward making this lovely property yours.

Offers In Excess Of £480,000



- Situated in the Highly Sought After Turning
 - Built in Circa 1930-1939
 - Downstairs Bathroom
 - Off Street Parking Via Driveway
 - Proximity To Enfield Town and Southbury Train Stations
- End Of Terrace Freehold House
 - Potential Rental Income Of £2,200 PCM
 - Outbuilding In The Rear Of Garden
 - Situated Within The EN1 London Code
 - Offered To Market Chain Free









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

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



Ground Floor First Floor

Monroe Crescent, EN3

Approximate Gross Internal Floor Area : 73.50 sq m / 791.14 sq ft
(Excluding Outbuilding)

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

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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