



[www.kings-group.net](http://www.kings-group.net)

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

**The Brightside, Enfield, EN3 5DY**  
**Offers In The Region Of £350,000**



- NFOPP accredited agency & ceMAP mortgage advisors
- Potential rental income £1,800-£1,900 PCM
- Gas central heating & double glazed windows
- Potential to create own private driveway
- Proximity to Brimsdown & Turkey Street stations

KINGS GROUP welcome this charming two-bedroom house located in the desirable area of The Brightside, Enfield. This property is ideally situated close to both Brimsdown and Turkey Street stations, providing excellent transport links to London City, making it perfect for commuters.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The house features two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable living environment. The bathroom is conveniently located on the ground floor, enhancing accessibility and practicality.

The property boasts a delightful garden, which can be accessed from both the rear and the kitchen, allowing for easy outdoor enjoyment. This outdoor space is perfect for gardening enthusiasts or those who simply wish to unwind in a private setting.

With gas central heating and double-glazed windows, this home ensures warmth and energy efficiency throughout the year. The property is ready for both landlords looking for a potential rental income of £1,800 - £1,900 per calendar month and homebuyers seeking a lovely residence in a vibrant community.

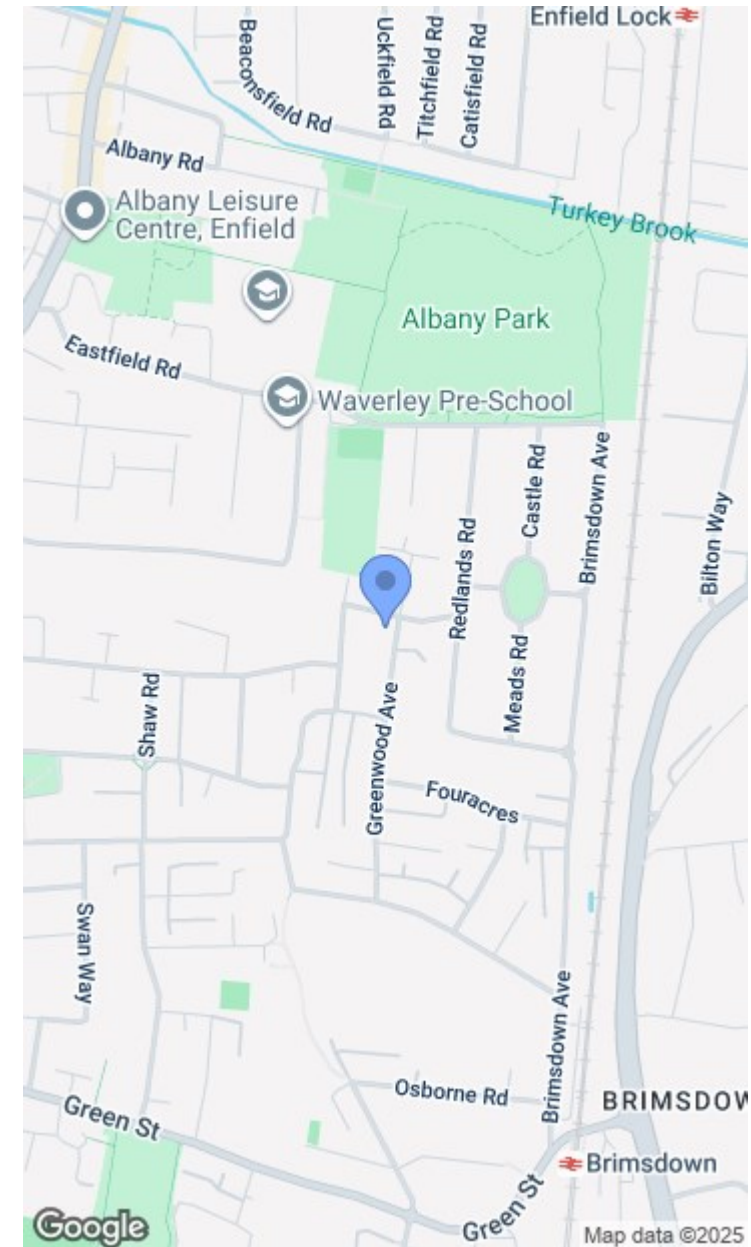
#### BUYERS INFORMATION

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.

Freehold  
Standard Construction  
Low Flood Risk  
Council Band C  
EPC Band TBA

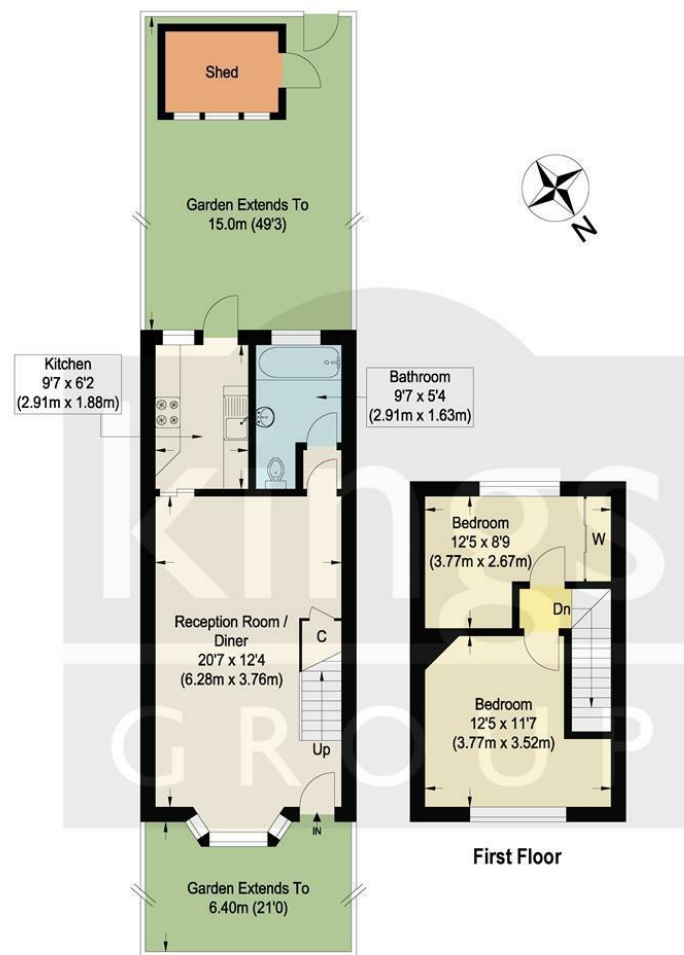
- Two-bedroom freehold house in Enfield London
- Council Band C & EPC Band TBA
- Front & rear aesthetically pleasing gardens
- Situated and tucked away in a quiet area of town
- Splendid access into Tottenham Hale & London City











### Ground Floor

### The Brightside, EN3

Approximate Gross Internal Floor Area : 59.50 sq m / 640.45 sq ft  
(Excluding Shed)

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

