



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Glenloch Road, Enfield, EN3 7HL
Offers In The Region Of £295,000

- Two Bedroom Ground Floor Maisonette
- A Very Well Presented Property
- Off Street Parking
- Double Glazed Windows

- An Ideal First Time Buy or a Buy To Let Opportunity
- Own Section Of Rear Gardens
- Gas Central Heating
- Potential Rental Income of £16,800PA

KINGS GROUP Are delighted to offer this TWO DOUBLE Bedroom Maisonette to the Market. In our opinion this well presented Property would make an Ideal FIRST TIME BUY or Buy to Let Opportunity. Situated within a stone throw from all local SHOPS & AMENITIES including, Brimsdown, Ponders End & Southbury Station which both have great access into TOTTENHAM HALE & LONDON LIVERPOOL STREET. Benefiting from a LONG LEASE, Own Section Of Rear Gardens, Off Street Parking, Modern Fitted Kitchen & Three Piece Bathroom Suite.

FRONT DOOR TO:

ENTRANCE HALLWAY

With doors to:

LOUNGE

14'9 x 11'0 (4.50m x 3.35m)

With double glazed window to front, coved ceiling, single radiator, telephone point, TV point, laminated wood style floor

KITCHEN

11'5 x 5'5 (3.48m x 1.65m)

With double glazed window to rear gardens, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven hob, extractor, tiled floor

BEDROOM ONE

11'11 x 7'11 (3.63m x 2.41m)

With double glazed window to rear gardens, storage, single radiator, power, laminated wood style floor

BEDROOM TWO

12'1 x 6'2 (3.68m x 1.88m)

With double glazed window to front, radiator, laminated wood style floor

BATHROOM/WC

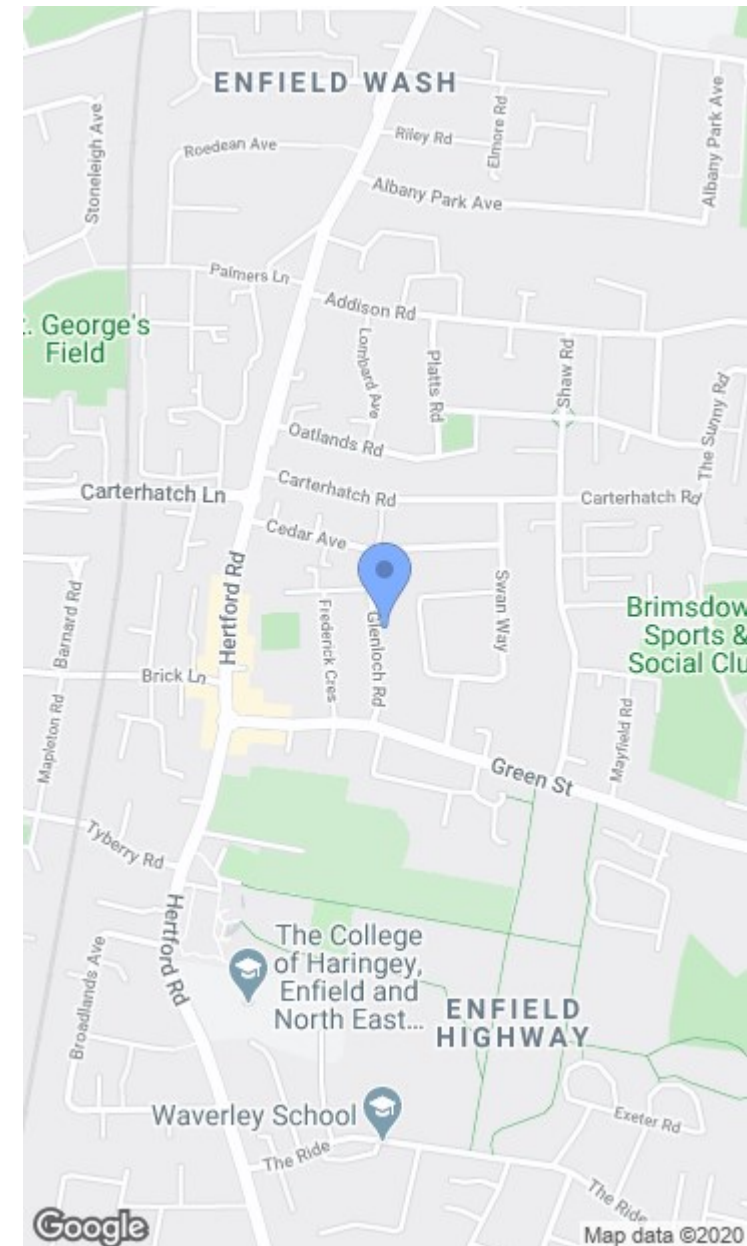
7'9 x 4'4 (2.36m x 1.32m)

With double glazed frosted window to rear, low level wc,, wash hand basin into vanity unit, panel enclosed bath with shower, extractor, heated towel rail, tiled floor

EXTERIOR: OWN REAR GARDENS

FRONT GARDENS

With Off Street Parking





GROUND FLOOR
46.3 sq. m. (498 sq. ft.) approx.



TOTAL FLOOR AREA: 46.3 sq. m. (498 sq. ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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