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**Tyberry Road, Enfield, EN3 5AB**  
**Offers In The Region Of £440,000**



- NFOPP accredited agency & ceMAP mortgage advisors
- Potential rental income of £2,300 PCM after refurb
- Garden accessed via side entrance and rear kitchen door
- Splendid access into Tottenham Hale & London City
- Offered to market chain-free (no related purchase)

KINGS GROUP offer on the charming Tyberry Road in Enfield, this delightful 1940s house presenting an excellent opportunity for those seeking a family home or a promising investment. Spanning an impressive 925 square feet, the property boasts three well-proportioned bedrooms and two bathrooms, making it ideal for both comfort and convenience.

As you enter, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is perfect for modern living, allowing you to create a warm and welcoming atmosphere. The house is chain-free, providing a smooth transition for prospective buyers eager to make it their own. With a little imagination, you can easily put your personal stamp on this property, transforming it into your dream home.

The potential for rental income is noteworthy, with an estimated value of £2,300 per calendar month after refurbishment, making it an attractive option for investors. The property is situated within a Council Tax Band C and holds an Energy Performance Certificate (EPC) rating of Band D, ensuring it meets essential living standards.

Conveniently located near Southbury and Brimsdown stations, commuting to central London and beyond is a breeze. The property also features a driveway, side access, and a lovely rear garden, providing outdoor space for relaxation or gardening enthusiasts.

Freehold  
Standard Construction  
Low Flood Risk

Council Band C  
EPC Band D

#### 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-bedroom two-bathroom freehold house
- Off street parking via private driveway
- Proximity to Southbury and Brimsdown train stations
- Council Band C & EPC Band D
- Built in the year circa 1940s









