



Wolsey Road, EN1 3QQ
Enfield





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Wolsey Road, EN1 3QQ

Kings Group present on the charming Wolsey Road in Enfield, this delightful mid-terrace house offering a perfect blend of character and modern living. Built in 1930, the property boasts a generous living space of 1,066 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a well-proportioned reception room, which serves as a warm and inviting space for relaxation or entertaining guests. The house features three comfortable bedrooms, providing ample accommodation for family members or guests alike. Each room is filled with natural light, creating a bright and airy atmosphere throughout.

The property is situated in a friendly neighbourhood, with local amenities and transport links conveniently close by, ensuring that daily life is both easy and enjoyable. The surrounding area offers a variety of parks and recreational spaces, perfect for leisurely strolls or family outings.

This charming home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained property. With its classic design and spacious layout, this house on Wolsey Road is not to be missed. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations.

Freehold
Potential rental income of £2,300 PCM
Council tax band D
EPC band D
Standard construction
Low flood risk

Offers In The Region Of £400,000



- Kings Group NFOPP accredited agents offer a
- Potential rental income of £2300 PCM
- Off street parking via driveway
- Situated within the desirable EN1 London code
- Downstairs bathroom and upstairs cloakroom

- Three-bedroom freehold home
- Council band D & EPC D
- Side entrance into garden
- Proximity to Enfield Town, Southbury & Brimsdown stations
- Large rear gardens with side access via tunnel





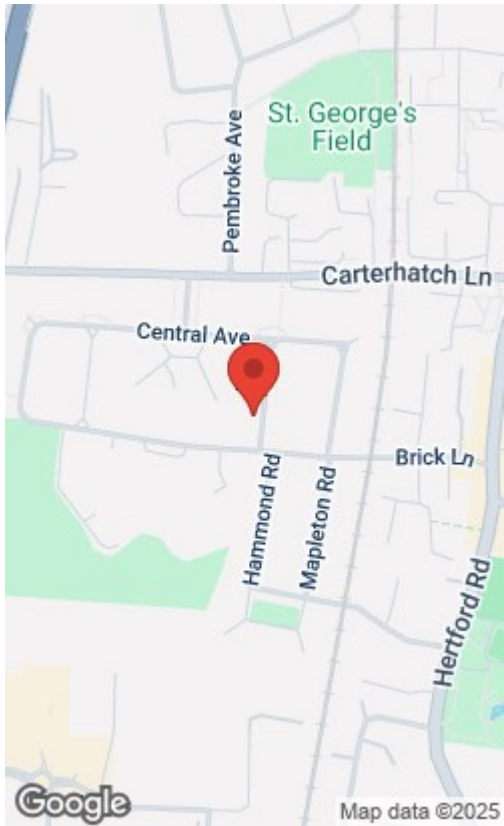


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Wolsey Road

Approximate Gross Internal Floor Area : 96.40 sq m / 1037.64 sq ft
(Excluding Shed)
Shed Area : 7.90 sq m / 85.03 sq ft
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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