



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Winnington Road, Enfield, EN3 5RJ
Offers In The Region Of £450,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Built in the year circa 1930s
- Garage accessed via service road and garden
- Potential rental value of £2,300 PCM
- Proximity to Turkey Street & Enfield Lock train stations

KINGS GROUP offer on Winnington Road, this delightful 1930s freehold house offering a perfect blend of character and modern living. Spanning an impressive 820 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts an upstairs bathroom, ensuring convenience for all residents.

The location is particularly advantageous, with Turkey Street and Enfield Lock stations just a short distance away, providing excellent transport links to Seven Sisters, Tottenham Hale, and London City. This makes commuting a breeze for professionals and families alike.

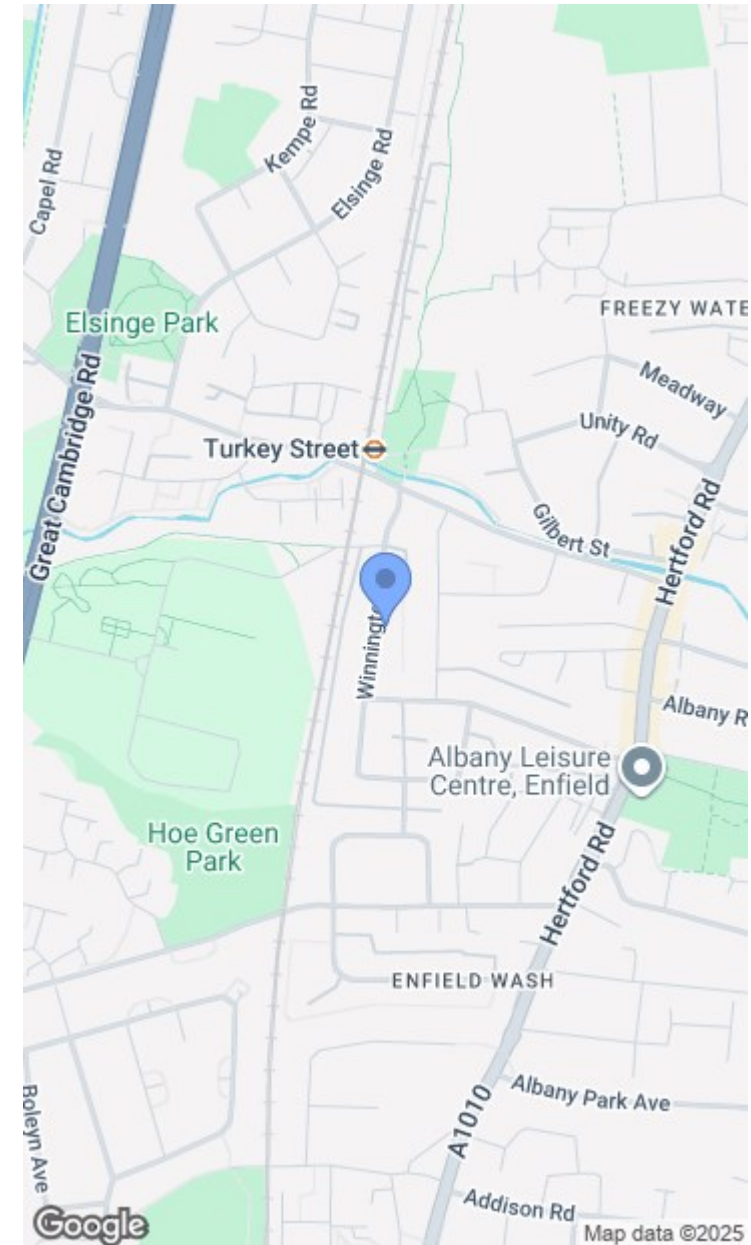
For those with vehicles, the property offers off-street parking via a driveway, along with a garage situated in the garden, which can be accessed either through the garden itself or via a service road. This added feature enhances the practicality of the home, catering to the needs of modern living.

With an estimated rental value of £2,300 per calendar month, this property presents a fantastic opportunity for investors or those looking to settle in a vibrant community. The energy performance certificate (EPC) rating and council tax band C further highlight the property's efficiency and affordability.

- Three-bedroom freehold house in Enfield London
- Off street parking via private driveway
- Rear single storey extension
- Council Band C & EPC Rating C
- Splendid access into Tottenham Hale, Seven Sisters and London City

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.







Whilst 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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