



Green Street, EN3 7LA
Enfield





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GROUP

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KINGS GROUP offer in the desirable area of Green Street, Enfield, this charming end-terrace house presenting an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms and a comfortable reception room, this property is perfect for those seeking a welcoming home. The house features a large updated bathroom, ensuring convenience for daily living.

One of the standout features of this property is its prime location, directly opposite the picturesque Durants Park, offering a lovely green space for leisurely strolls and outdoor activities. The property also benefits from off-street parking, accessible via the rear garden, providing added convenience for residents.

This freehold house comes with significant potential for expansion, with the possibility to extend into the loft and rear, subject to the necessary planning approvals. This flexibility allows for the opportunity to create a bespoke living space tailored to your needs.

The property is chain-free, making it an attractive option for those looking to move quickly. Additionally, it falls under council band D and is equipped with a gas-fired boiler, ensuring efficient heating throughout the home.

In summary, this two/three-bedroom end-terrace house in Enfield is a fantastic opportunity for anyone looking to invest in a property with great potential, in our opinion there is potential for rear development opportunity subject to local planning approval. With its prime location, off-street parking, and the possibility for future expansion, this home is ready to welcome its new owners.

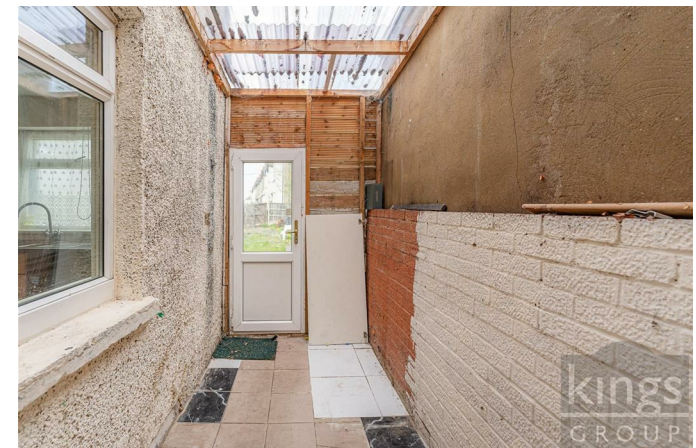
Freehold

Offers In The Region Of £450,000



- Chain Free Two/Three Bedroom House in Enfield
- Potential To Heavily Extend STPP
- End Of Terrace Home
- Rear Garden Parking
- Opposite to Durants Park with Splendid Views

- Boasting 102.40 Square Metres in Living Space
- Council Band D and EPC Band D
- Large Rear Gardens
- Potential Rental Income of £2000 PCM
- Upstairs Bathroom





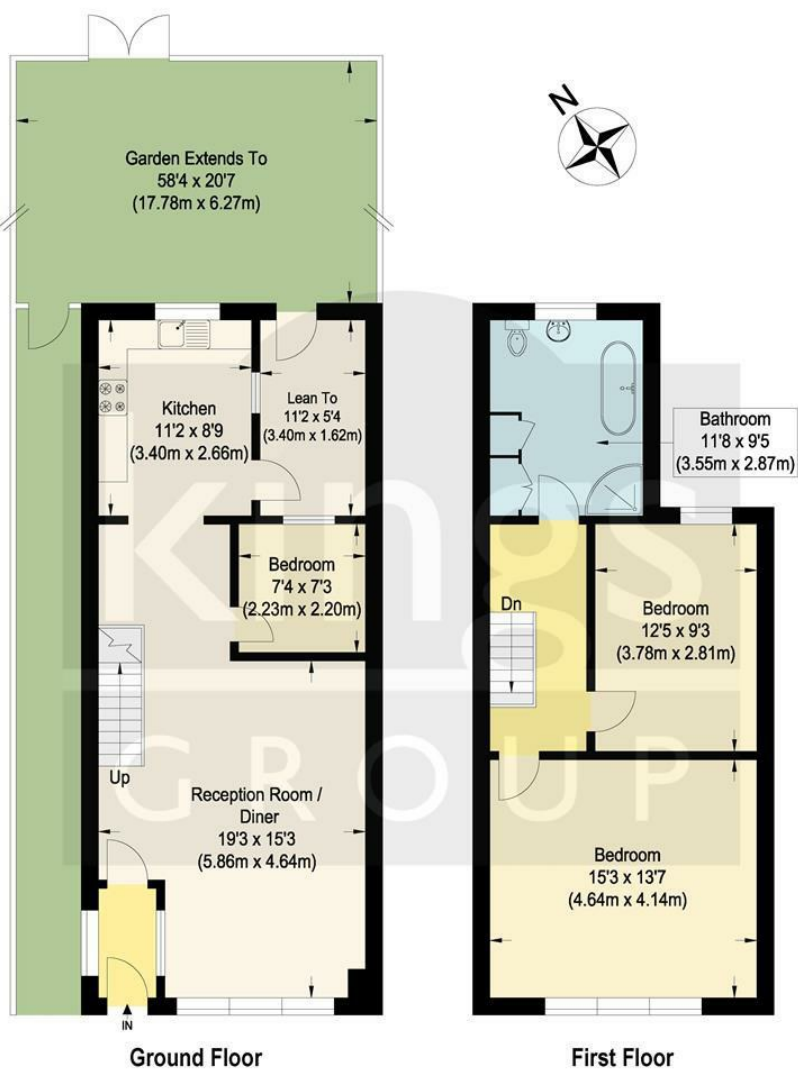
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate Gross Internal Floor Area : 102.40 sq m / 1102.22 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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