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186 Hertford Road  
Enfield EN3 5AZ  
Tel: 020 8805 5959

Lincoln Road, Enfield, EN3 4AG  
Offers In The Region Of £435,000



- Nfopp accredited agents & ceMAP mortgage advisors
- Potential rental valuation of £2,300 PCM
- Proximity to Ponders End, Southbury & Enfield Town stations
- Fair condition and could use updating to own taste
- Victorian house built in circa 1900s

KINGS GROUP proudly offer on the charming Lincoln Road in Enfield, this delightful end terrace house presenting a perfect blend of character and modern living. With a generous living space of 949 square feet, this property is ideal for families or those seeking a comfortable home.

The house features one inviting reception room, providing a warm and welcoming atmosphere for both relaxation and entertaining. The three well-proportioned bedrooms offer ample space for rest and privacy, making it an excellent choice for families or individuals who appreciate room to grow. The bathroom is conveniently located, ensuring ease of access for all residents.

Built between 1900 and 1909, this property boasts period features that add to its charm and character, while still allowing for the potential to modernise and personalise to your taste. The end terrace position provides additional privacy and a sense of space, making it a desirable option in this vibrant neighbourhood.

Lincoln Road is well-connected, offering easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This property presents a wonderful opportunity to own a piece of Enfield's history while enjoying the comforts of contemporary living. Don't miss the chance to make this charming house your new home.

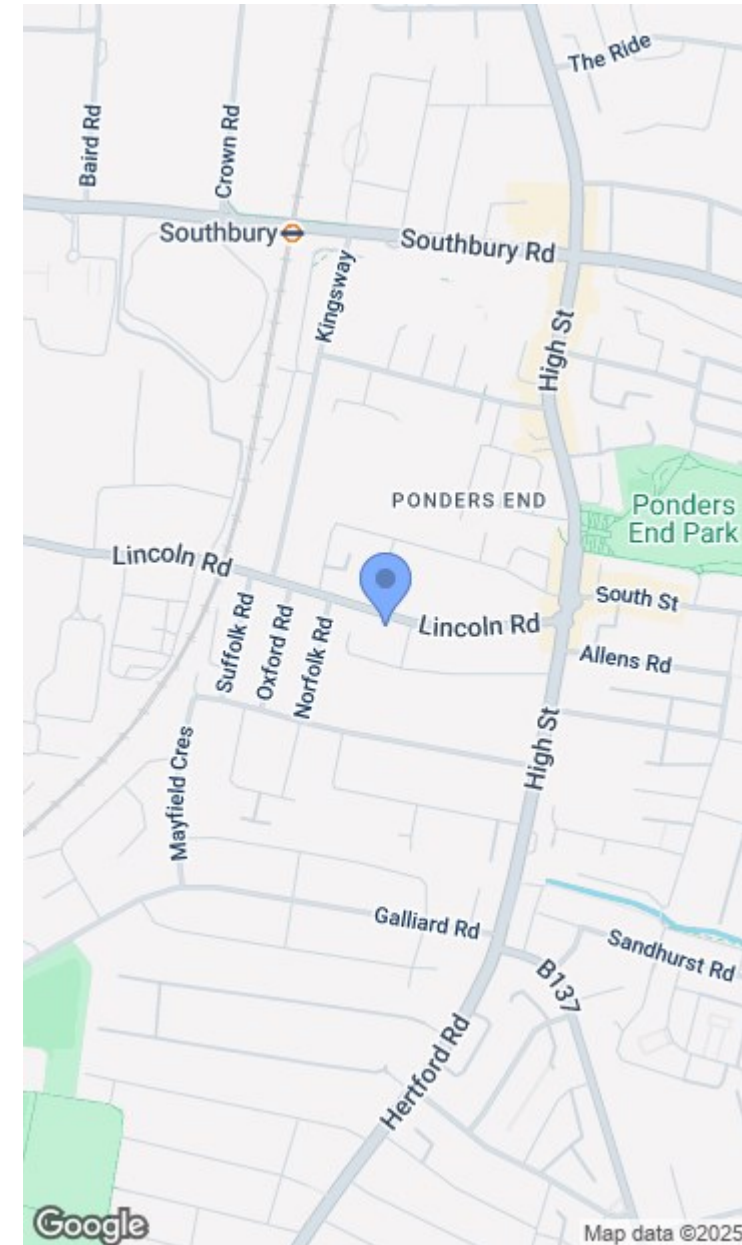
Freehold  
Potential Rental Value £2,300 PCM

Council Band D  
EPC Band D  
Standard Construction  
Low Flood Risk

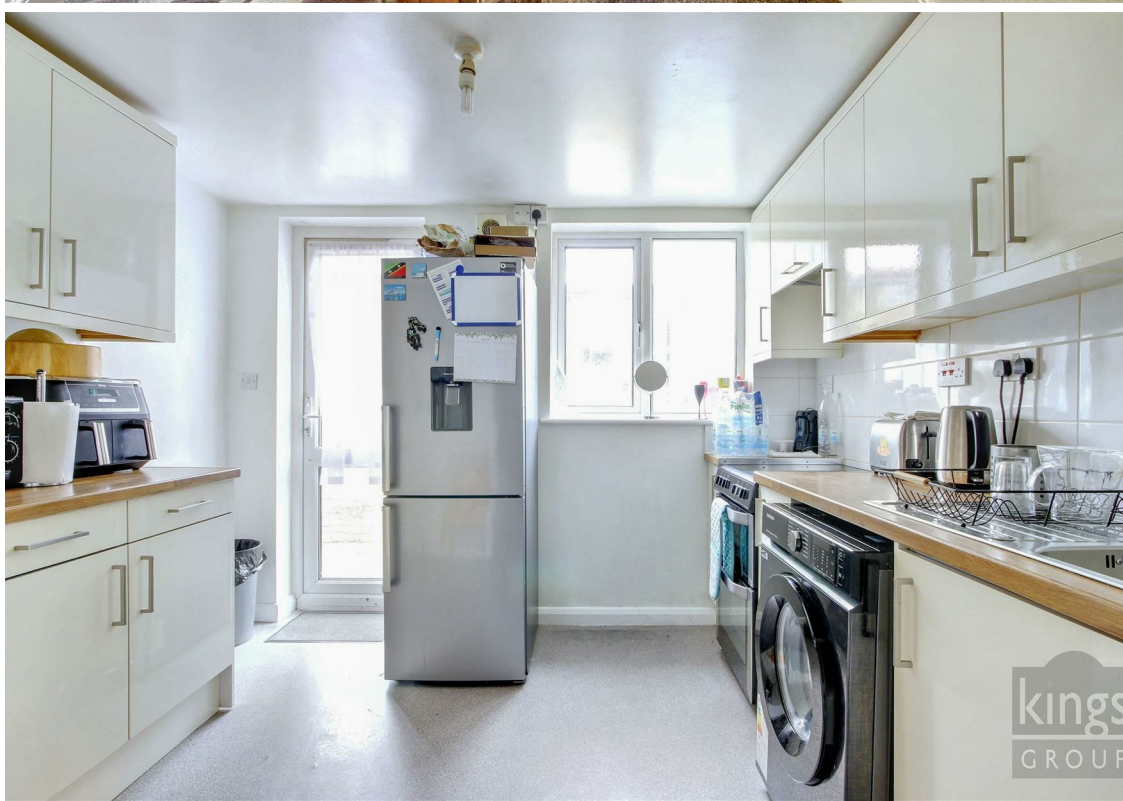
#### BUYERS INFORMATION

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 house in Enfield, London
- Downstairs bathroom
- Wonderful access into Seven Sisters, Tottenham Hale & London city
- Offered to market chain-free (No onward chain)
- End of terrace freehold home











## Lincoln Road, EN3

Approximate Gross Internal Floor Area : 88.10 sq m / 948.30 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire  
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