



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Green Street, Enfield, EN3 7SB
Offers In The Region Of £525,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Potential rental income of £2,300 PCM
- Off street parking via private driveway
- Council Band E & EPC Band TBA
- Built in the year circa 1930s - 1940s

Viewing day 25th October Saturday via appointment only KINGS GROUP offer on the charming Green Street in Enfield, this delightful semi-detached house presenting a perfect blend of comfort and convenience. Built in 1935, this freehold property boasts a generous living space of 1,268 square feet, making it an ideal family home.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for family members or guests. The property also includes two toilets/bathrooms, ensuring that morning routines run smoothly for everyone.

One of the standout features of this home is the private driveway, which offers convenient off-street parking. Additionally, side access leads directly into the garden, making it easy to enjoy outdoor living. The kitchen is thoughtfully designed, allowing for seamless movement between indoor and outdoor spaces.

Situated in close proximity to both Brimsdown and Southbury train stations, this property is well-connected for commuters, making it an excellent choice for those who travel to work in London or surrounding areas. The potential rental income of £2,300 per calendar month further highlights the investment opportunity this home presents.

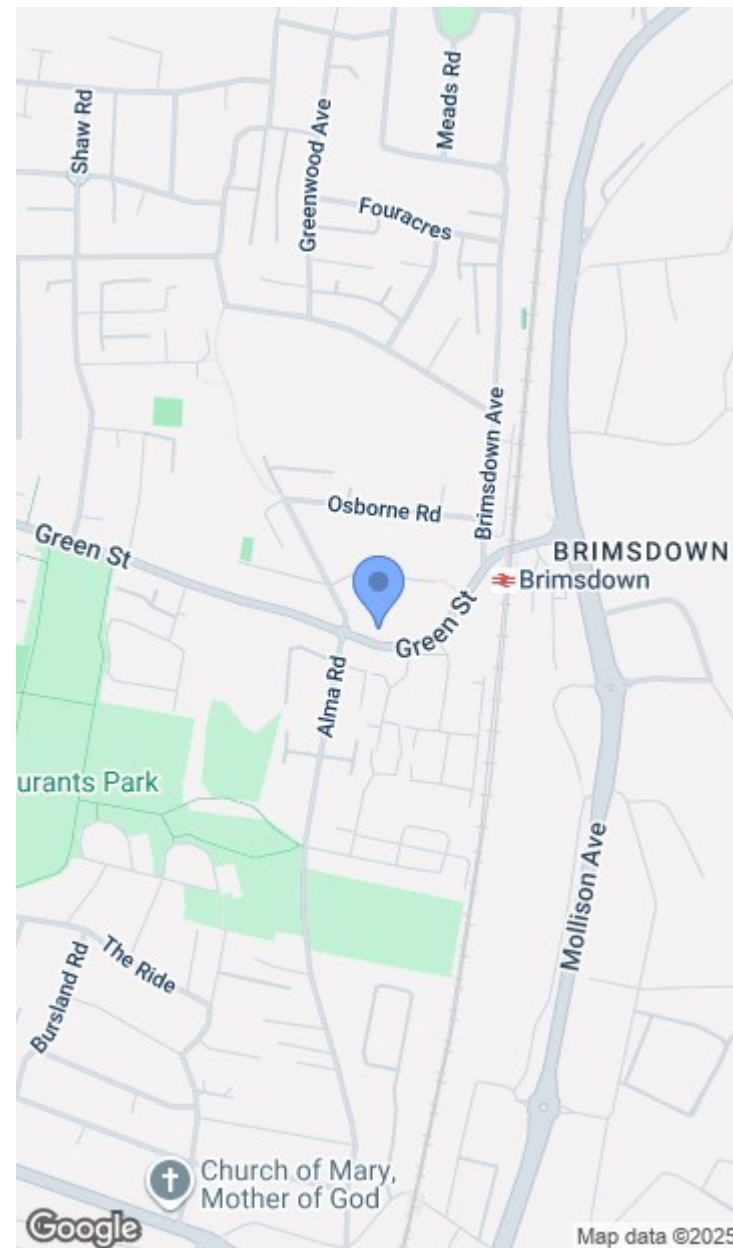
BUYERS INFORMATION

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.

Freehold
Standard Construction
Low Flood Risk
Council Band E
EPC Band TBA

- Three-bedroom freehold property in Enfield London
- Ample opportunity to extend subject to usual consents
- Proximity to Brimsdown and Southbury train stations
- Splendid access into Tottenham Hale and London City
- Rear garden accessed via side entrance and kitchen door







Green Street

Approximate Gross Internal Floor Area : 117.80 sq m / 1267.98 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire
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