



60 Longfield Avenue, Enfield Highway
Offers In The Region Of £475,000 Freehold



60 Longfield Avenue, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Three Bedroom End Of Terrace House
- Opportunity To Further Develop
- Large Front Garden
- An Ideal Investment Opportunity
- Potential Rental Income of £34,200 PA
- First Floor Bathroom
- Close Proximity To Local Amenities
- A Rare Addition To The Market

DEVELOPMENT POTENTIAL SUBJECT TO THE RELEVANT PLANNING CONSENTS

KINGS GROUP Estate Agents are delighted to present this Three Bedroom Corner Plot Family home to the market. Longfield Avenue, boasts with CHARM & CHARACTER. Offering just under 137 m2 of gross floor area; benefiting from an airy and bright atmosphere. This SPACIOUS property is situated over Two floors with further scope of development to the side STPP; located in the desirable Turkey Street location provides great proximity to all Local Shops & Amenities including but not restricted to Turkey Street railway station with ease of access into LONDON LIVERPOOL STREET. Road links such as the M25, the A10 and the A406 North Circular Road are all a short drive away.

Council Tax Band C
EPC Rating D

FRONT DOOR TO

ENTRANCE HALLWAY

With doors to:

RECEPTION ONE 11'11 x 11'4 (3.63m x 3.45m)

With double glazed window to front, coved ceiling single radiator, Tv point, telephone point, laminated wood style floor.,

RECEPTION TWO 16'9 x 10'0 (5.11m x 3.05m)

With coved ceiling, single radiator, Tv point, telephone point, laminated wood style floor

KITCHEN 16'8 x 10'5 (5.08m x 3.18m)

With double glazed window to rear gardens, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer electric oven, hob, coved ceiling, laminated wood style floor

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE 12'4 x 10'5 (3.76m x 3.18m)

With double glazed window to front, coved ceiling, storage, double radiator TV point, telephone point, laminated wood style floor

BEDROOM TWO 10'6 x 10'3 (3.20m x 3.12m)

With double glazed window to rear gardens, coved ceiling, storage, single radiator, Tv point, telephone point, laminated wood style floor

BEDROOM THREE 6'9 x 6'1 (2.06m x 1.85m)

With double glazed window to front, coved ceiling, single radiator, Tv point, telephone point, laminated wood style floor

SHOWER/WC

With double glazed frosted window to rear, low level wc, pedestal wash hand basin, twin shower cubicles, extractor,, coved ceiling, tiled walls,, laminated wood style floor

EXTERIOR: FRONT AND REAR GARDENS

SIDE ANNEX

With front and rear access, plumbing for washing machine, space for fridge/freezer, to EN-SUITE SHOWER/WC With low level wc, wash hand basin, shower cubicle, potential for second floor extension (stpp)

EPC RATING D



Longfield Avenue

Approximate Gross Internal Floor Area : 94.70 sq m / 1019.34 sq ft
(Excluding Garage)

Garage Area : 41.90 sq m / 451.0 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



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