kings GROUP

www.kings-group.net

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

Windsor Road, Enfield, EN3 6RF

Offers In The Region Of £440,000

- Three bedroom house
- Cul de sac road/location
- Kitchen rear extension
- Nearby to Hertford Road/A1010
- Gas central heating
- Off street parking via driveway
- 1930s build
- Close proximity to Waltham Cross, Enfield Lock & Turkey Street stations
- Sold with vacant possesion
- Chain free

Kings Group offer situated on Windsor Road in Enfield, this charming 1930s house presenting an excellent opportunity for both families and investors alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house boasts modern conveniences, including gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. The property is also enhanced by off-street parking and a driveway, providing added convenience for residents and visitors.

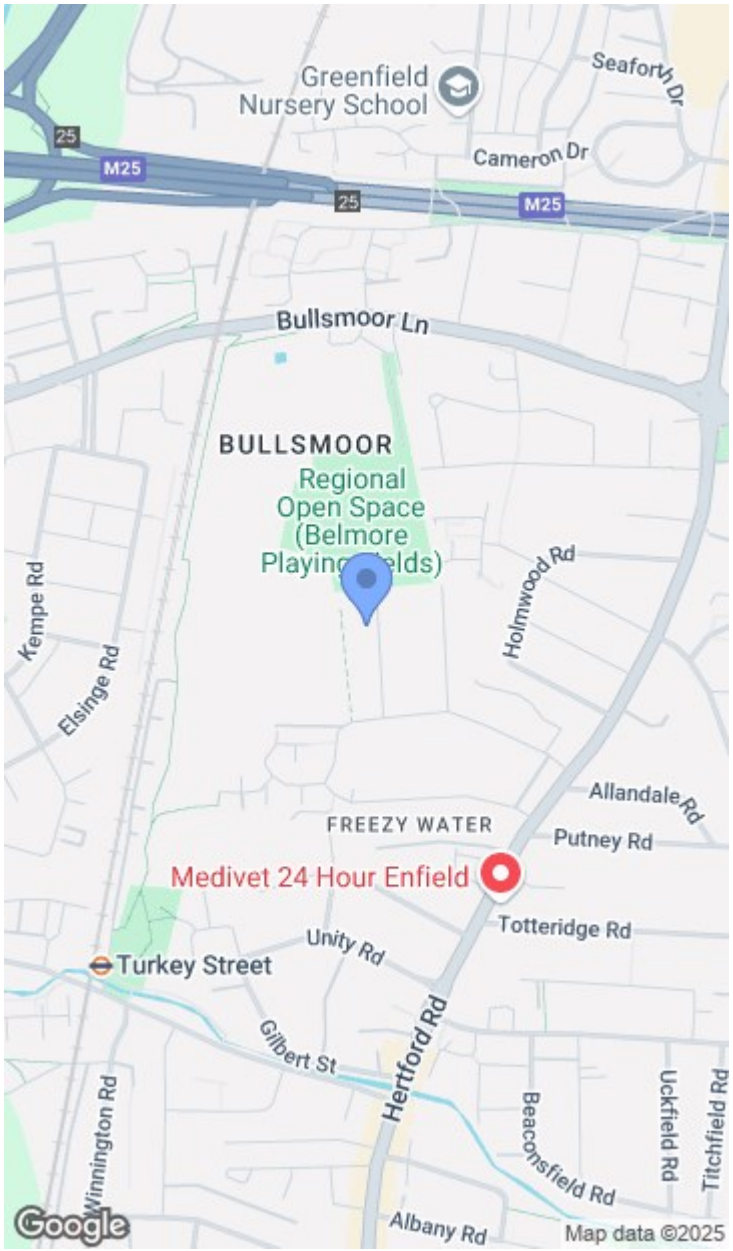
With an Energy Performance Certificate (EPC) rating of band C, this home is not only stylish but also energy-efficient, making it a sensible choice for the environmentally conscious buyer. Additionally, the council tax band D classification offers a reasonable financial commitment for potential homeowners.

Importantly, the property is chain-free and available for vacant possession, allowing for a smooth transition for the new owners. This delightful house on Windsor Road is a rare find, combining classic charm with modern amenities in a desirable location.

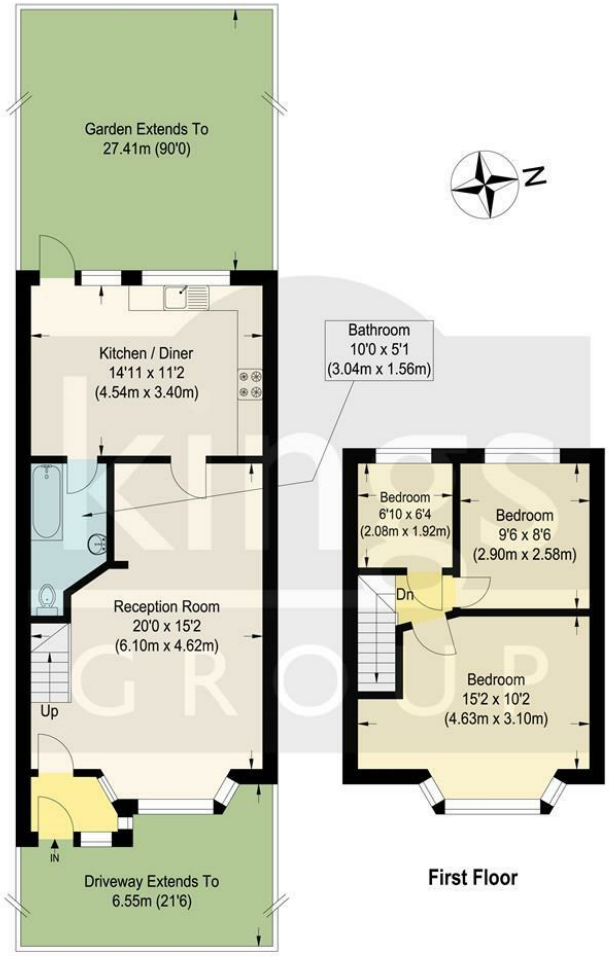
BUYERS INFORMATION
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this.

They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 inc VAT 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
Potential rental income £2150
Council band D
EPC Band C
Standard construction
Low flood risk



DARK
LAUNDRY



Windsor Road, EN3

Approximate Gross Internal Floor Area : 77.50 sq m / 834.20 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.