



Great Cambridge Road, EN1 4JR
Enfield





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KINGS GROUP offer along the Great Cambridge Road in Enfield, this charming semi-detached house, built in 1935, presenting a delightful blend of character and modern convenience. Spanning an impressive 1,244 square feet, this property is perfect for families or those seeking a spacious home. With three well-proportioned bedrooms and a comfortable reception room, it provides ample space for relaxation and entertaining.

The house is presented in good condition and is chain-free, making it an ideal choice for those eager to move in without delay. A notable feature is the loft room, which offers additional storage or potential for further usage, catering to your individual needs.

The property boasts a brand new Energy Performance Certificate rating of D, ensuring energy efficiency, while the council tax band is also rated D, providing clarity on ongoing costs.

For those considering investment opportunities, the potential rental income ranges from £2,300 to £2,400 per calendar month, making it an attractive option for landlords. The location is particularly advantageous, with easy access to the A10, connecting you to London City and its airports. Furthermore, the area is well-served by reputable schools and is conveniently close to Enfield Town station, enhancing its appeal for families and commuters alike.

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

Offers In The Region Of £500,000



- Offered by Kings Group along the prominent Great Cambridge Road in Enfield;
- Charming semi-detached house originally built in circa 1935;
- Features three well-proportioned bedrooms and a comfortable reception room;
- Boasts a brand new Energy Performance Certificate (EPC) rating of D;
- Offers lucrative investment potential with £2,300 to £2,400 monthly rental income; and

- Presented in good condition and offered completely chain-free;
- Spans an impressive 1,244 square feet of spacious living accommodation;
- Includes a notable loft room providing extra storage or flexible usage;
- Positioned within council tax band D for clear ongoing costs;
- Enjoys convenient access to reputable schools, the A10, and Enfield Town station



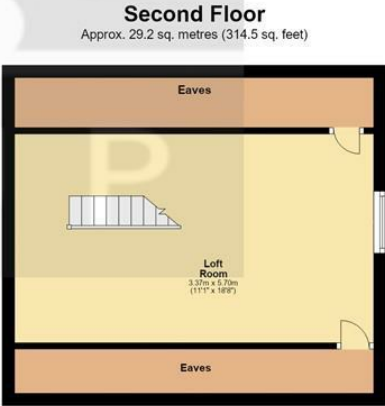
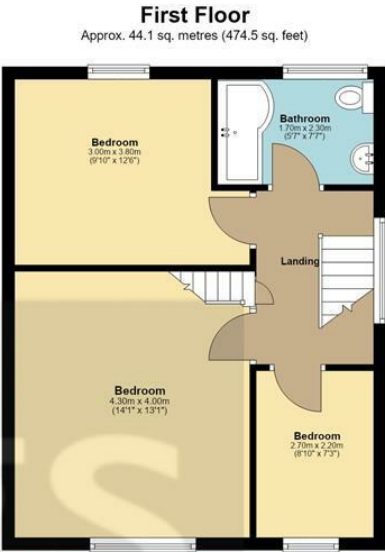
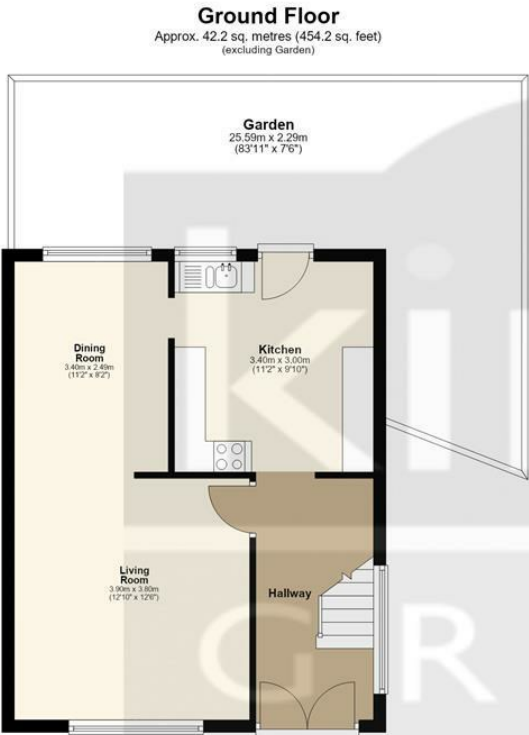
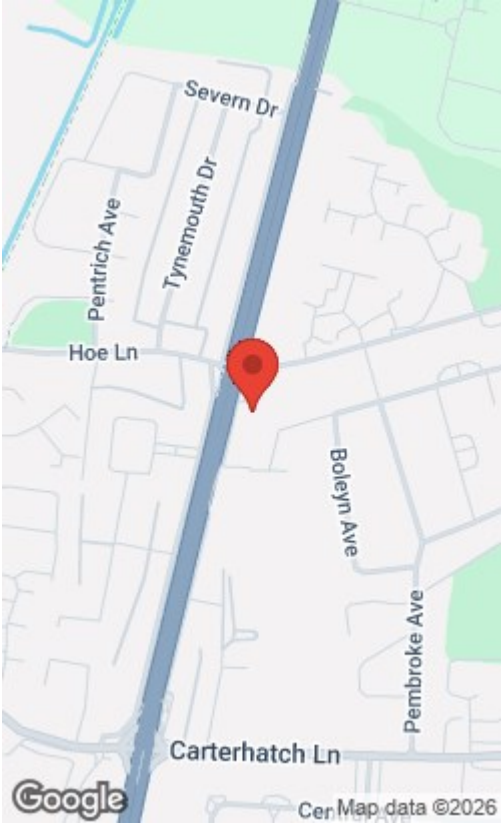




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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		



Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Great Cambridge Road

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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