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186 Hertford Road
Enfield EN3 5AZ
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Boleyn Avenue, Enfield, EN1 4HS
Offers In Excess Of £450,000

GUIDE PRICE £450,000-£460,000 VIEWING DAY SATURDAY 7TH FEBRUARY (Strictly Via Appointment only) Situated in a popular residential location, this well-proportioned three-bedroom home presents an ideal opportunity for families and investors alike.

The property offers bright and versatile accommodation throughout. To the ground floor, there are two reception rooms providing flexible living and dining space, alongside a fitted kitchen and access to the integral garage. The layout lends itself perfectly to modern family living, with scope to reconfigure or open up further if desired.

Upstairs, the property benefits from three spacious bedrooms and a first-floor family bathroom, offering well-balanced accommodation for growing families.

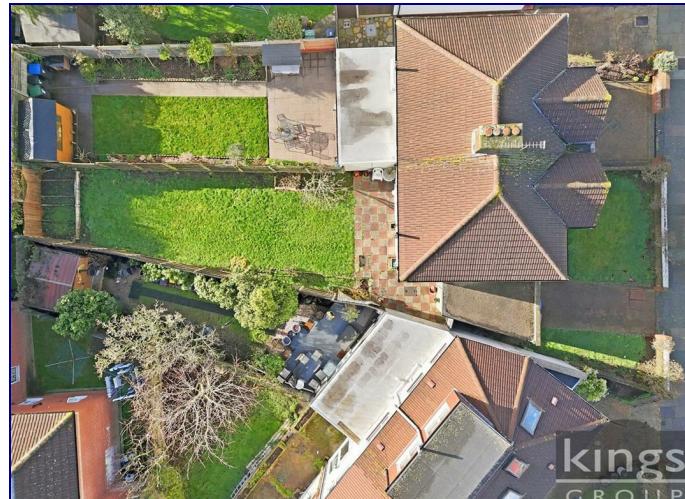
Externally, the home presents excellent future potential. There is clear scope to extend to the side and into the loft (subject to the necessary planning permissions), allowing buyers the opportunity to significantly enhance both space and value over time.

For investors, the property could achieve a rental income of up to £28,000 per annum, making it a strong long-term investment in a consistently popular location.

Conveniently positioned within half a mile of the local train station, the property offers excellent transport links into London. A variety of local shops, amenities, schools and green spaces are all within easy reach, making this an exceptionally practical location for everyday living.

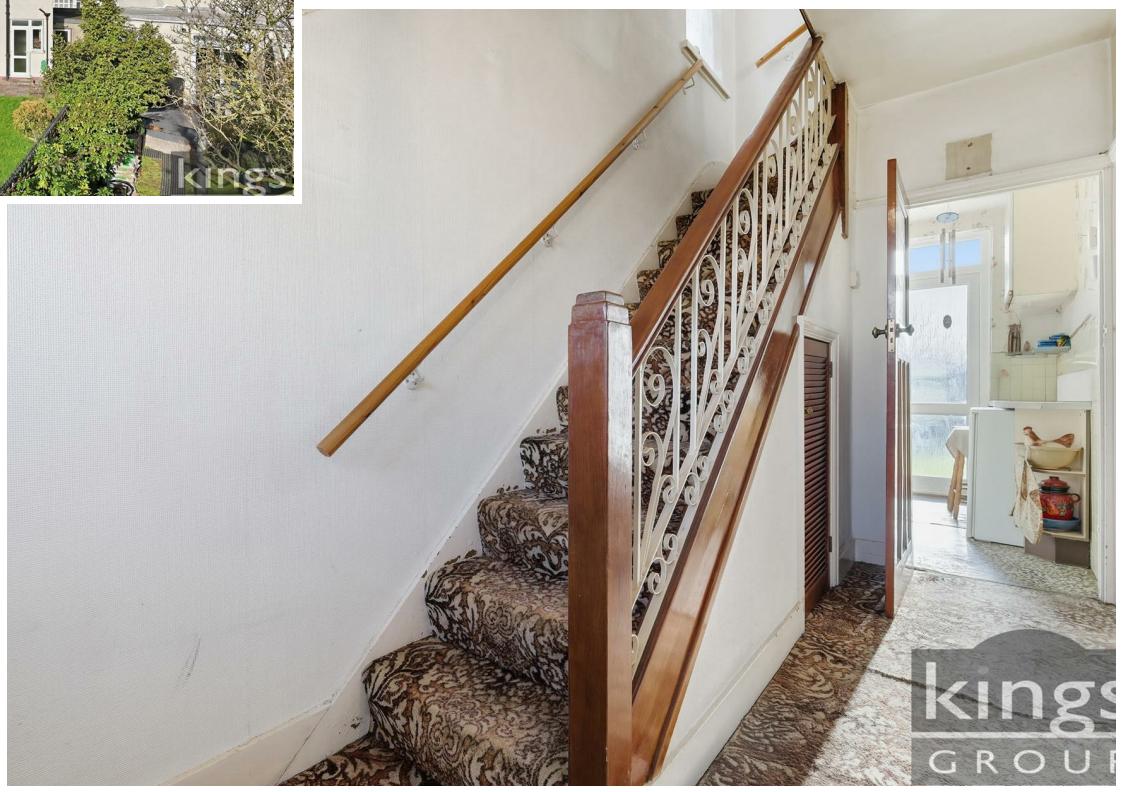
Further benefits include an integral garage, generous room sizes throughout, and the property is offered to the market chain free.

A fantastic opportunity to acquire a home with immediate comfort and long-term potential.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

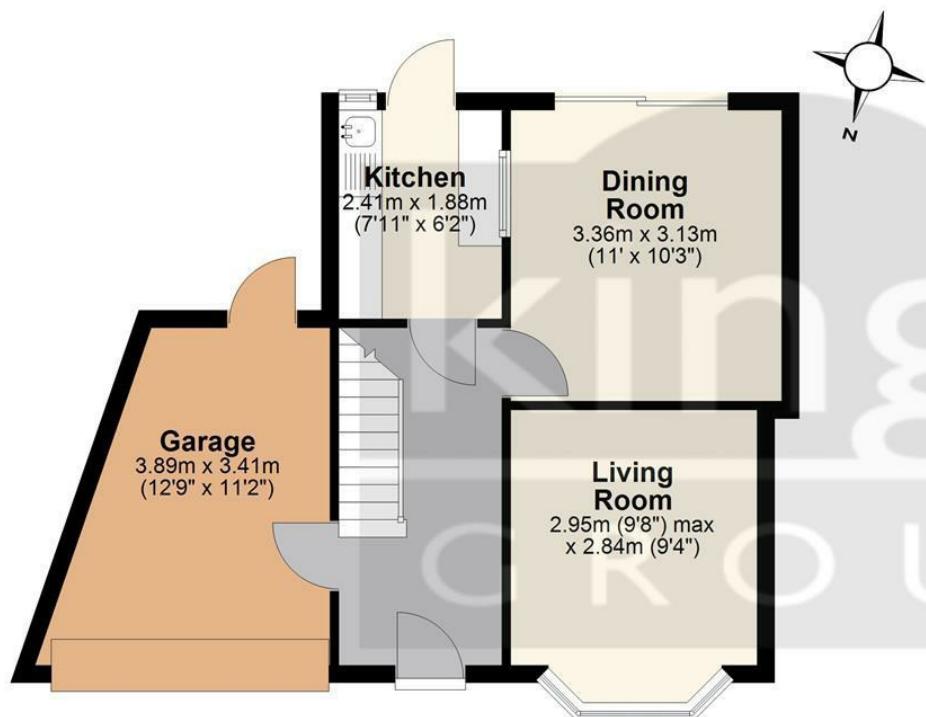
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



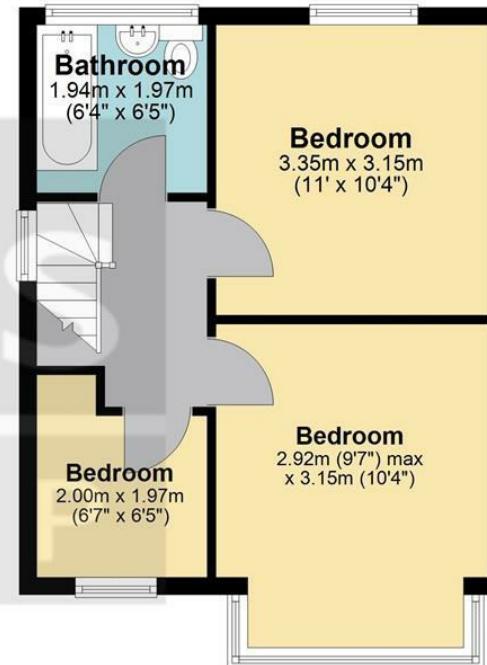


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Ground Floor



First Floor



Total area: approx. 77.4 sq. metres (833.2 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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Boleyn Avenue



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