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

Old Road, Enfield, EN3 5XZ
Offers In The Region Of £440,000

KINGS GROUP offer to the market situated on Old Road, this well-proportioned four-bedroom family home offers approximately 1,057 sq. ft. of versatile living space, making it an excellent opportunity for both first-time buyers and investors alike. With a potential rental income of around £2,500 pcm, the property presents a strong buy-to-let proposition in a well-connected and popular residential location.

Ground Floor:

The property welcomes you via a porch into an entrance hall, leading through to a bright and spacious living room at the front of the home. To the rear, there is an impressive open-plan kitchen/diner measuring over 21 ft, providing an ideal space for family living and entertaining. The ground floor also benefits from a WC, along with multiple storage areas for added practicality.

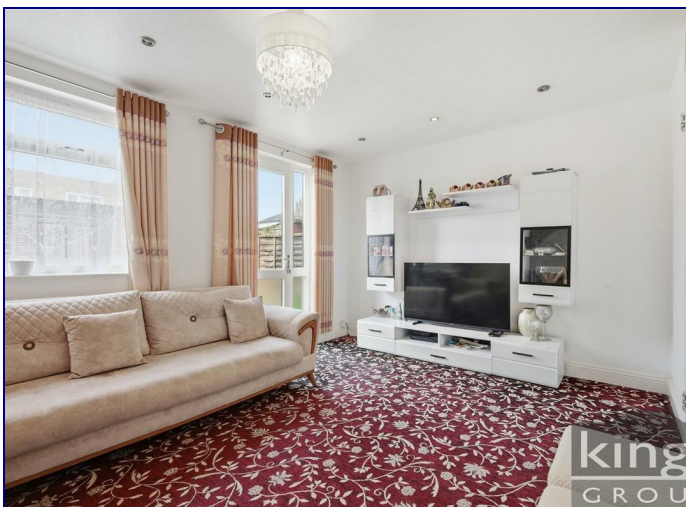
First Floor:


Upstairs, the property offers four well-proportioned bedrooms, making it ideal for growing families or those needing home office space. A centrally located family bathroom serves all bedrooms, with additional landing space enhancing the sense of light and flow throughout.


Location & Amenities

Old Road is ideally positioned within easy reach of a range of local amenities. A variety of local shops, supermarkets, and convenience stores are nearby, including those along Hertford Road and at Enfield Retail Park. For commuters, the property is within approximately one mile of Turkey Street Station and Brimsdown Station, both offering direct routes into London Liverpool Street. Excellent road links via the A10 and M25 provide easy access to surrounding areas.

The property is well located for a number of highly regarded schools within a mile, including: Keys Meadow Primary School, Durants School, The Lea Valley Academy & Oasis Academy Enfield.



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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Vary environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



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Total area: approx. 98.2 sq. metres (1057.4 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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Old Road



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