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**Colmore Road, Enfield, EN3 7AL**  
**Offers In The Region Of £350,000**

KINGS GROUP are pleased to present this three-bedroom terraced house located on Colmore Road in Enfield, offered to the market chain free. The property requires refurbishment, making it an excellent opportunity for first-time buyers looking to add value or investors seeking a strong rental return. With an estimated rental income of approximately £24,000 per annum, the property offers fantastic potential once modernised.

The house is arranged over two floors and offers a practical layout with well-proportioned rooms.

#### Ground Floor

The ground floor comprises a spacious living room to the front of the property measuring approximately 4.54m x 3.80m, providing a bright and comfortable reception space. To the rear is a separate dining room ideal for entertaining or family meals. The dining room leads through to the kitchen which in turn provides access to the ground floor bathroom. There is also a useful understairs storage area.

#### First Floor

Upstairs the property offers three bedrooms. The principal bedroom to the front measures approximately providing generous space for bedroom furniture. The second bedroom measures while the third bedroom measures making it ideal as a child's room, home office or guest room.

The property has a total floor area of approximately 79.3 sq. metres (853.8 sq. feet).



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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## Ground Floor



## First Floor



Total area: approx. 79.3 sq. metres (853.8 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.

Colmore Road



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