



Pembroke Avenue, EN1 4HA
Enfield

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KINGS GROUP offer This charming two-bedroom house is situated in one of Enfield's most sought-after locations and offers a wonderful opportunity for buyers seeking a family-friendly home. The property features a bright and welcoming lounge and dining room that flows seamlessly for everyday living and entertaining. On the first floor there is a bathroom serving the two bedrooms. To the front of the house there is off-street parking, while to the rear a generous private garden provides a peaceful outdoor space for relaxing, gardening, or play.

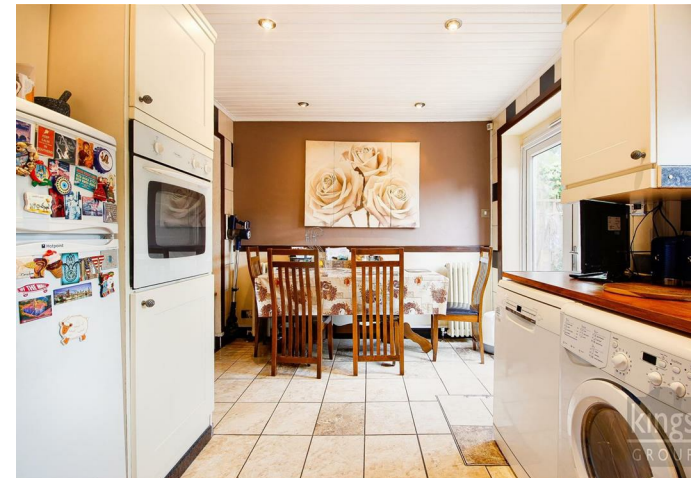
Within just a quarter of a mile you will find excellent local schools including Carterhatch Infant and Junior Schools, Enfield Heights Academy, Bishop Stopford's School and St James CofE Primary School, making this an ideal choice for families with children of all ages. Shops, cafés, GP surgeries and dental practices are also within easy walking distance, ensuring day-to-day convenience is right on your doorstep. For leisure and recreation, Enfield Town Park and the Dugdale Arts Centre offer green space and cultural experiences close by.

Commuters will appreciate the excellent transport links, with Turkey Street Overground station just 0.7 miles away and Southbury and Brimsdown stations also nearby.

Freehold
Standard Construction
Low Flood Risk
EPC Band D
Council Tax Band D

BUYERS INFORMATION

Offers In The Region Of £425,000



- Two well-proportioned bedrooms
- Modern first-floor bathroom
- Private rear garden
- Excellent local schools within a short walk
- Easy access to Turkey Street Overground and other stations
- Spacious lounge and dining area
- Off-street parking to the front
- Highly sought-after residential location
- Shops, cafés and everyday amenities close by
- Perfect family home with strong commuter links





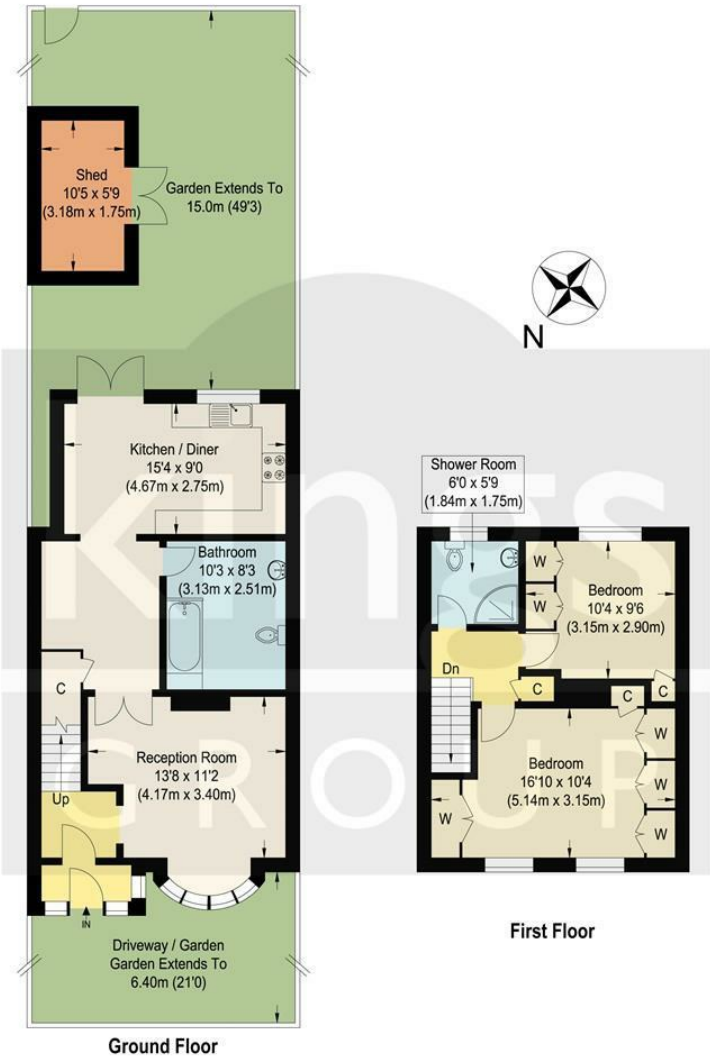


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC



Pembroke Avenue, EN1

Approximate Gross Internal Floor Area : 85.20 sq m / 917.08 sq ft
 (Excluding Shed)
 Shed Area : 5.60 sq m / 60.27 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTONS 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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