



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Broadlands Avenue, Enfield, EN3 5AH
Offers In The Region Of £550,000

- Well-maintained family home on the highly sought-after Broadlands Avenue
- Spacious through lounge ideal for relaxing and entertaining
- Ground-floor shower room for convenience
- Large rear gardens with potential for landscaping or extension
- Excellent transport links with Ponders End and Southbury Train Stations nearby, offering direct access
- Offered with no onward chain
- Extended fitted kitchen with ample storage and work surfaces
- First-floor bathroom
- Garage accessible via a rear service road
- Ideal opportunity for internal viewing to fully appreciate space, layout, and potential

Kings Group offer on the highly sought-after Broadlands Avenue, this well-maintained family home is offered with no onward chain, presenting an excellent opportunity for buyers looking for a property ready to move into, with scope for further improvement.

The ground floor comprises a spacious through lounge, perfect for relaxing or entertaining, which opens onto an extended fitted kitchen with ample storage and workspace. A convenient ground-floor shower room adds practicality for family living.

Upstairs, the first floor offers generously sized bedrooms and a first-floor bathroom, providing comfortable accommodation for all members of the family. The property also benefits from large rear gardens, ideal for outdoor activities, and a garage accessed via a rear service road, offering additional storage or parking.

Broadlands Avenue enjoys a prime location, being within close proximity to local shops and amenities, and just a short walk from Ponders End and Southbury Train Stations, both providing direct access into London Liverpool Street.

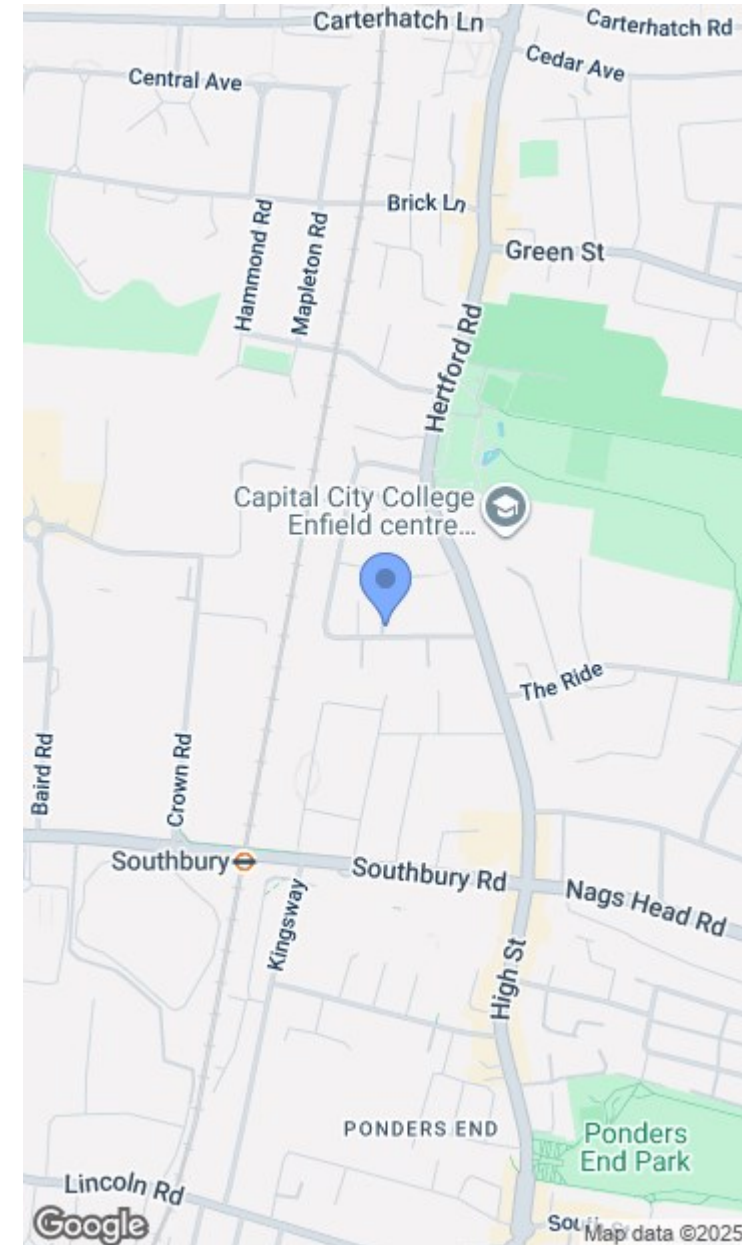
This property has been very well maintained and offers a fantastic opportunity to acquire a home with both comfort and potential. Internal viewings are highly recommended to fully appreciate everything on offer.

BUYERS INFORMATION

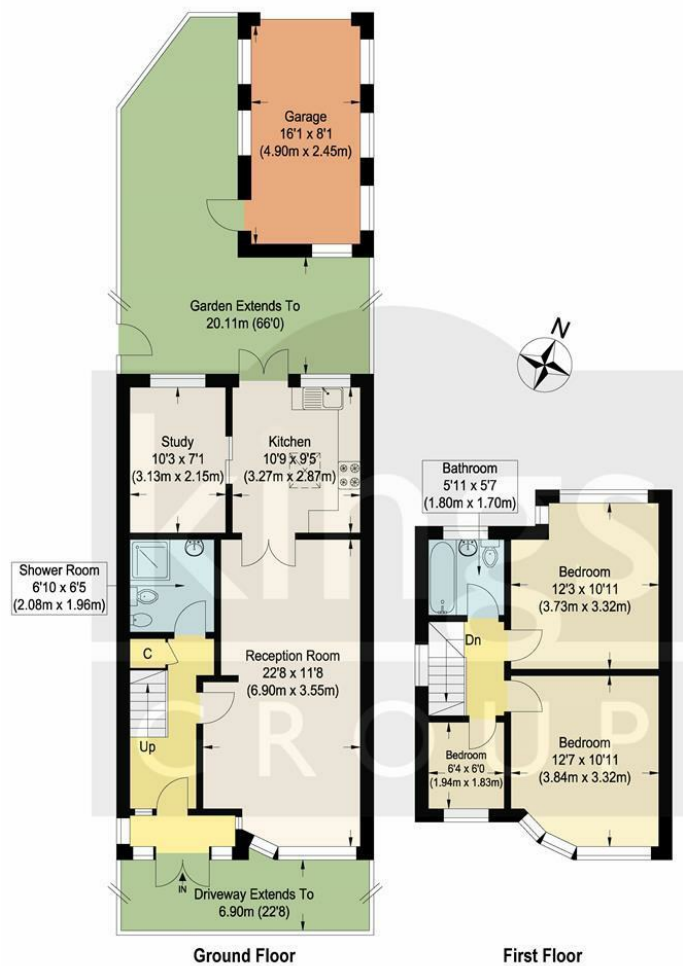
To conform with government Money Laundering

Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, 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 £60 inc VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

Freehold
Potential Rental Value £2,300 PCM
Low Flood Risk
Council Tax Band D
EPC Rating TBA







Ground Floor

First Floor

Broadlands Avenue, EN3

Approximate Gross Internal Floor Area : 88.60 sq m / 953.68 sq ft
(Excluding Garage)

Garage Area : 12.0 sq m / 129.16 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

