



www.kings-group.net

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

Balmoral Road, Enfield, EN3 6RG
Offers In The Region Of £395,000

- Three Bedroom 1930's Terraced House
- Great Access to all Local Shops & Amenities
- Off Street Parking & Rear Gardens
- Larger Than Average Rear Gardens

KINGS GROUP Are delighted to offer this THREE BEDROOM TERRACED HOUSE For Sale. This 1930's Style Home is situated in the popular Freezywater Location and is just short proximity to local Amenities, Shops, Schools And Turkey Street Train Station which has great access into Tottenham Hale & LONDON LIVERPOOL STREET. Benefiting from a Spacious Through Lounge, Ground Floor Shower Room, Fitted Diner, Off Street Parking, Stunning Rear Gardens.

FRONT DOOR TO:

ENTRANCE HALLWAY

With doors to:

RECEPTION ONE

12'10 x 12'01 (3.91m x 3.68m)

With double glazed window to front, single radiator, Tv point, laminated wood style floor

RECEPTION TWO/DINING ROOM

9'7 x 6'7 (2.92m x 2.01m)

With double glazed window to rear gardens, Tv point, telephone point, laminated wood style floor

KITCHEN

12'4 x 8'5 (3.76m x 2.57m)

With double glazed window to rear gardens, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, hob, extractor, single radiator, laminated wood, style floor

- Two Receptions
- Ideal Access Into The City
- Potential Rental Income of 19,200PA
- An Ideal First Time Buy or Buy To Let Opportunity

GROUND FLOOR BATHROOM/WC

10'0 x 5'3 (3.05m x 1.60m)

With low level wc, wall mounted wash hand basin, panel enclosed bath with shower, extractor, heated towel rail, tiled walls, lino floor

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE

15'1 x 12'1 (4.60m x 3.68m)

With double glazed window to front, single radiator, TV point, carpet

BEDROOM TWO

9'5 x 8'6 (2.87m x 2.59m)

With double glazed window to rear gardens, single radiator, carpet.

BEDROOM THREE

6'8 x 6'4 (2.03m x 1.93m)

With double glazed window to rear gardens, TV point, single radiator, carpet.

EXTERIOR: REAR LAWNED GARDENS

FRONT GARDENS

With Off Street Parking/







Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

