www.kings-group.net

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

Carterhatch Road, Enfield, EN3 5LS

Offers In The Region Of £425,000

- Potential for HMO or Two Flats Subject to planning
- Generating £2,000 PCM / £24,000 annually
- Originally constructed in circa 1900s Victorian Build
- Proximity to Brimsdown, Southbury & Enfield Town stations
- Council Tax Band D & EPC Rating D
- Landlords only as being sold with tenants in situ
- Three-bedroom house in Enfield London
- Street parking with no permit required or needed
- Great access and links into Tottenhale Hale, Seven Sisters & London City
- Offered to market chain-free

KINGS GROUP present in the heart of Enfield, this charming three-bedroom terraced Victorian house on Carterhatch Road offering a delightful blend of character and convenience. With its classic architecture, the property boasts a warm and inviting atmosphere, perfect for families or those seeking a comfortable home.

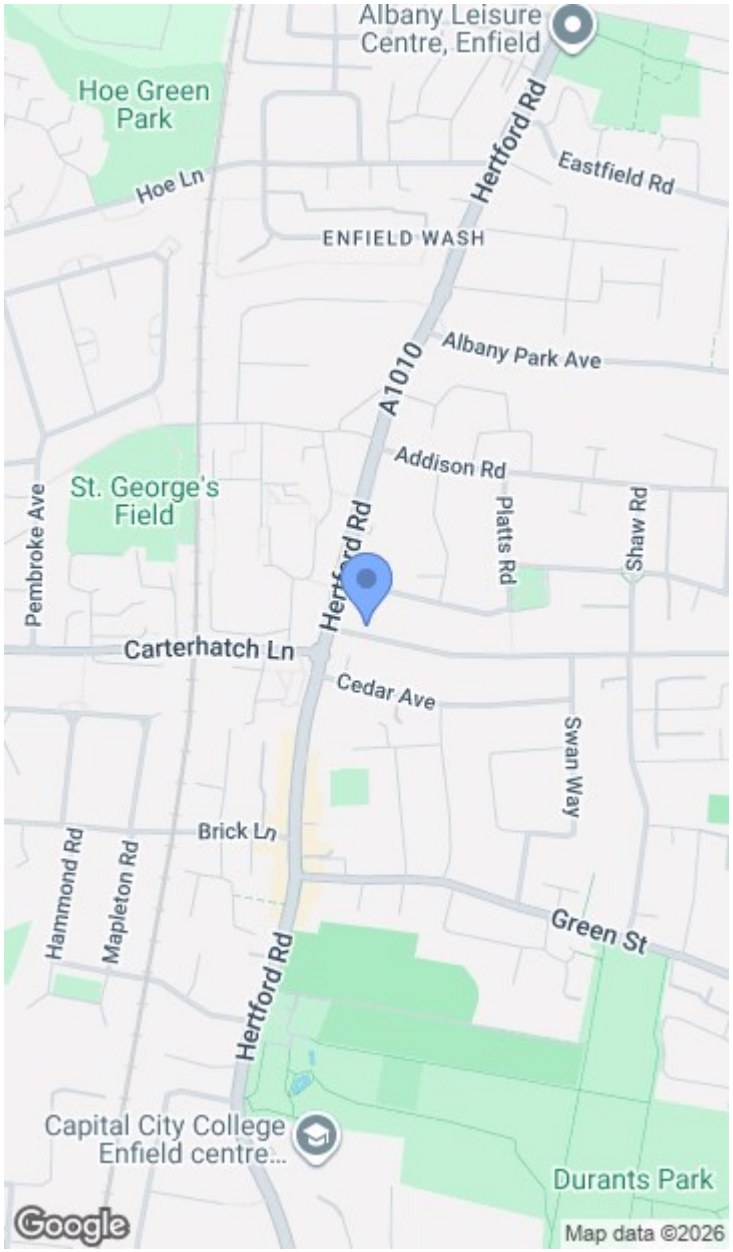
The house features a well-proportioned reception room, ideal for relaxation or entertaining guests. The three spacious bedrooms provide ample accommodation, making it suitable for a variety of living arrangements. The bathroom is conveniently located upstairs, ensuring privacy and ease of access for all residents.

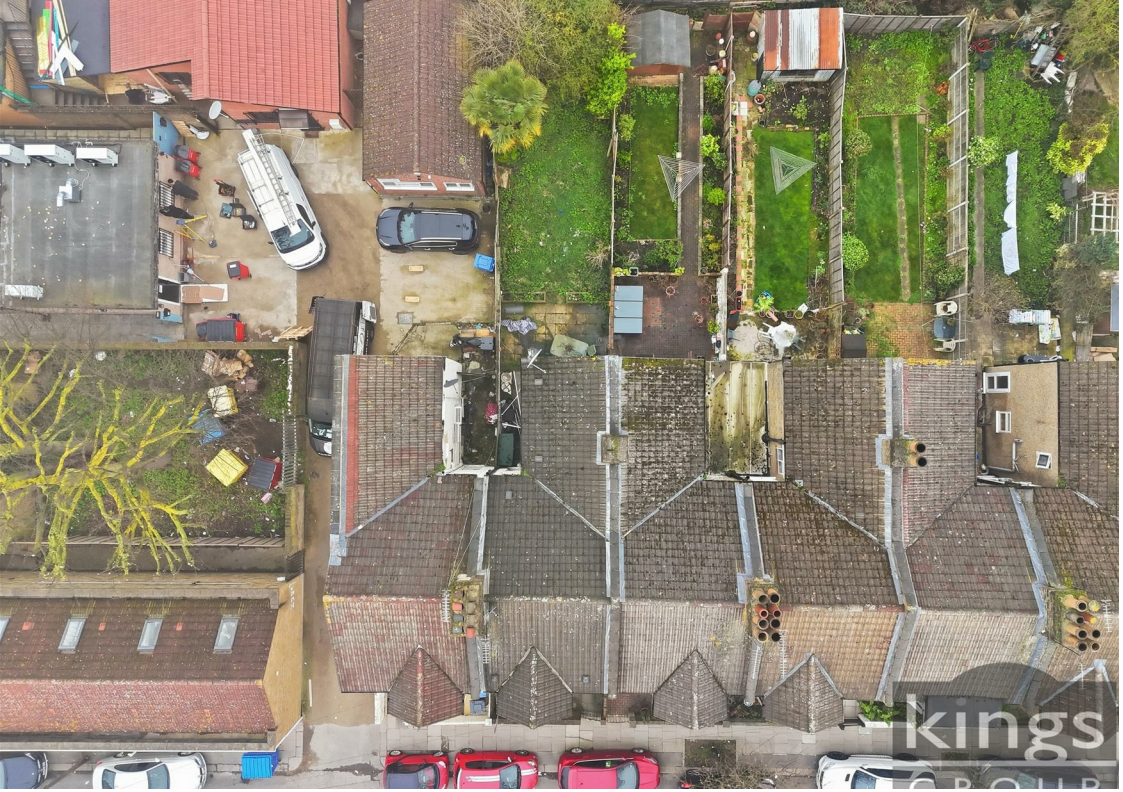
This property is particularly appealing to landlords, as it is sold with sitting tenants who have resided in the home for a decade (circa 10 years), paying a monthly rent of £2,000. This established tenancy offers a reliable income stream for prospective buyers.

Situated close to Brimsdown, Southbury, and Enfield Town stations, commuting to central London is both straightforward and efficient. The area is well-served by local amenities, ensuring that all daily needs are easily met. Additionally, the property falls within council tax band D and has an Energy Performance Certificate (EPC) rating of D, reflecting its reasonable energy efficiency.

Street parking is available without the need for a permit, adding to the convenience of this lovely home.

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 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.

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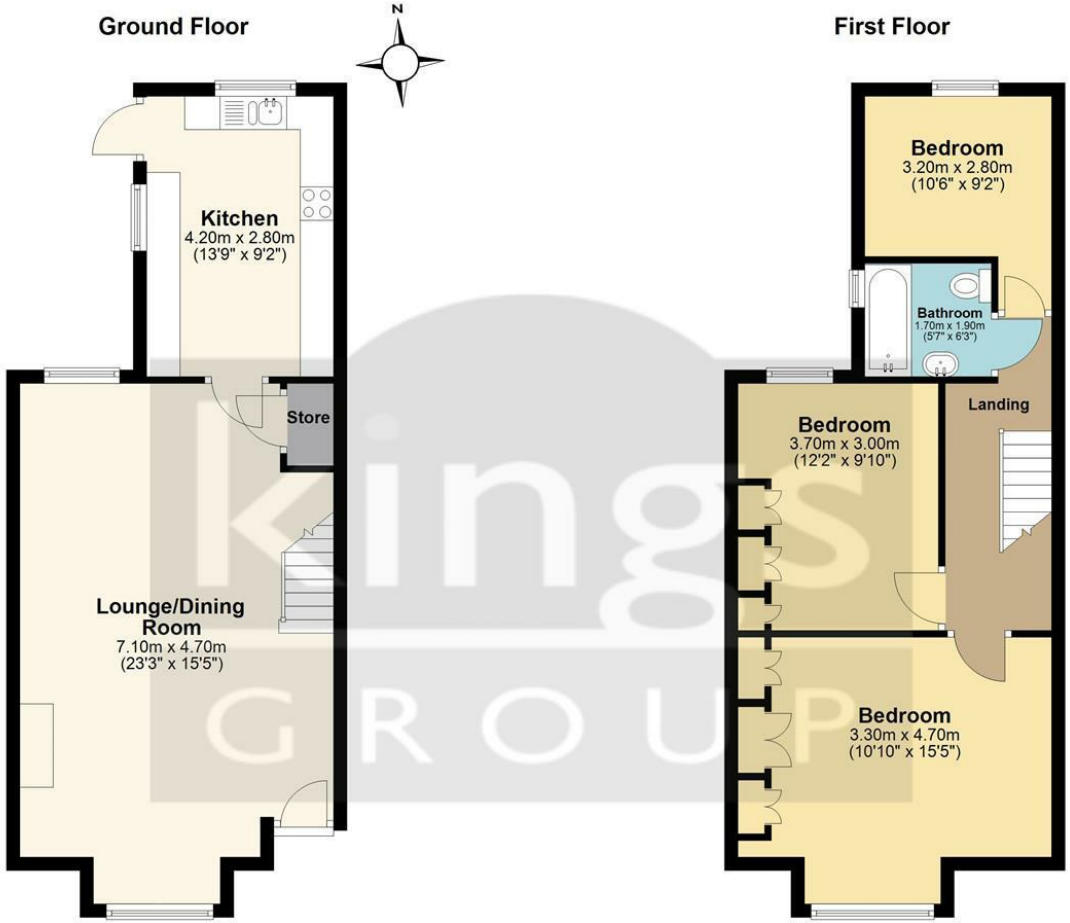

Total area: approx. 92.9 sq. metres (999.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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Carterhatch Road