



www.kings-group.net

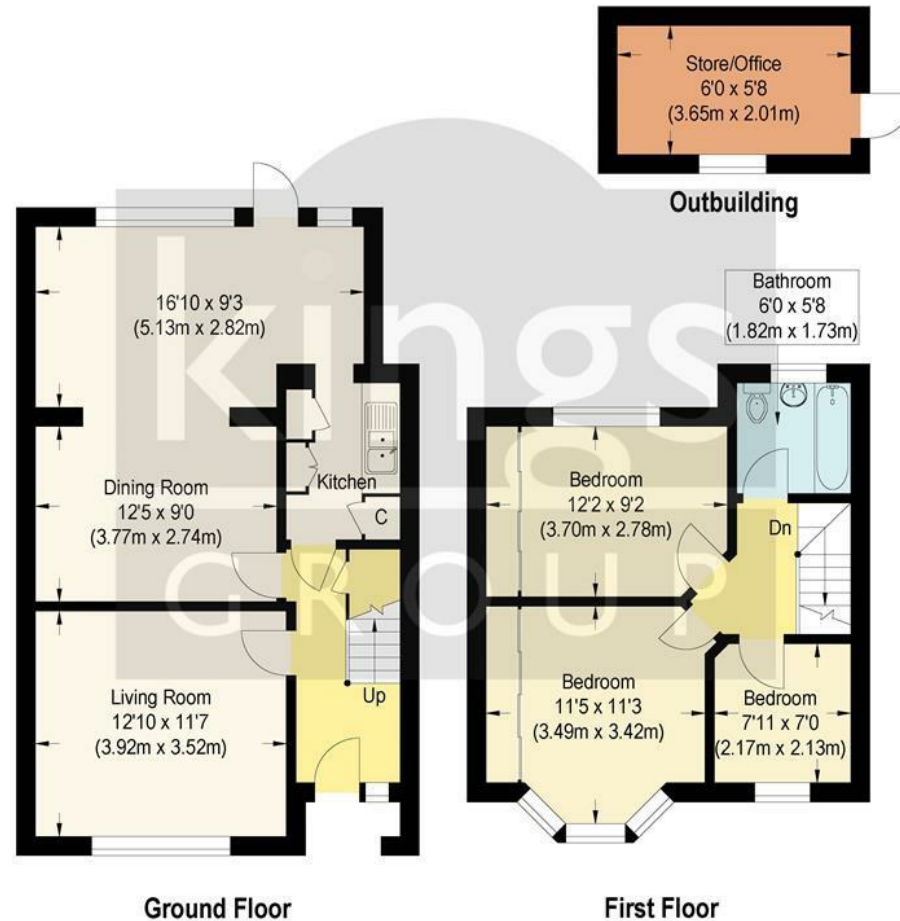
186 Hertford Road
Enfield Highway EN3 5AZ
Tel: 020 8805 5959

Princes Avenue, Enfield, EN3 6JX
Offers In Excess Of £425,000

****A HIGHLY SOUGHT AFTER TURNING**** KINGS GROUP are delighted to offer this THREE BEDROOM Home to the Market. This well presented house is situated within close proximity to all local shops and amenities, Including Turkey Street Train Station which offers great links into LONDON LIVERPOOL STREET. Benefiting from Spacious Hallway/Landings, Two Reception Rooms/ Dining Room, Fitted Kitchen, First Floor Bathroom, Double Glazed & Gas Central Heating, Rear Gardens with REAR ACCESS. In our opinion this well maintained home would make an Ideal Family Home and Internal Viewings are highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Princes Avenue

Approximate Gross Internal Floor Area : 85.4 sq m / 919.23 sq ft

Outbuilding Area : 7.3 sq m / 78.57 sq ft

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



