



Brimsdown Avenue, EN3 5EW
Enfield





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KINGS GROUP offer on the charming Brimsdown Avenue in Enfield, this impressive terraced house presenting a delightful blend of space and convenience. Spanning an expansive 1,620 square feet, this larger-than-average three-bedroom property, built in the 1930s, is perfect for families or those seeking a comfortable home with ample room to grow.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the house. The property boasts three well-proportioned bedrooms, providing plenty of space for relaxation and rest. The upstairs bathroom is a notable feature, adding to the practicality of the layout.

One of the standout aspects of this home is its chain-free status, allowing for a smooth and hassle-free purchase. The property also benefits from a generous driveway, offering off-street parking, and an outbuilding accessible via the garden or service road, which could serve various purposes, from storage to a workshop.

Location is key, and this property does not disappoint. It is conveniently situated close to both Brimsdown and Ponders End stations, providing excellent transport links to Tottenham Hale and beyond, making commuting to central London a breeze. Additionally, the proximity to London City, Stansted, and Luton airports adds to the appeal for those who travel frequently.

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

Offers In The Region Of £550,000



- Chain-free status allowing for a smooth and completely hassle-free purchase process;
- Perfect for families or those seeking a comfortable home with ample room to grow;
- Three well-proportioned bedrooms providing plenty of space for relaxation and rest;
- Impressive terraced house built in the 1930s presenting a delightful blend of space and convenience;
- Excellent transport links near Brimsdown and Ponders End stations for easy commutes to Tottenham Hale and central London; and
- Expansive 1,620 square feet layout making it a larger-than-average three-bedroom property;
- Welcoming reception room upon entering that sets a warm tone for the rest of the house;
- Practical upstairs bathroom adding immense functionality to the home's overall layout;
- Generous driveway offering convenient off-street parking alongside a versatile rear outbuilding;
- Potential rental income of circa £2500 - £2600 PCM



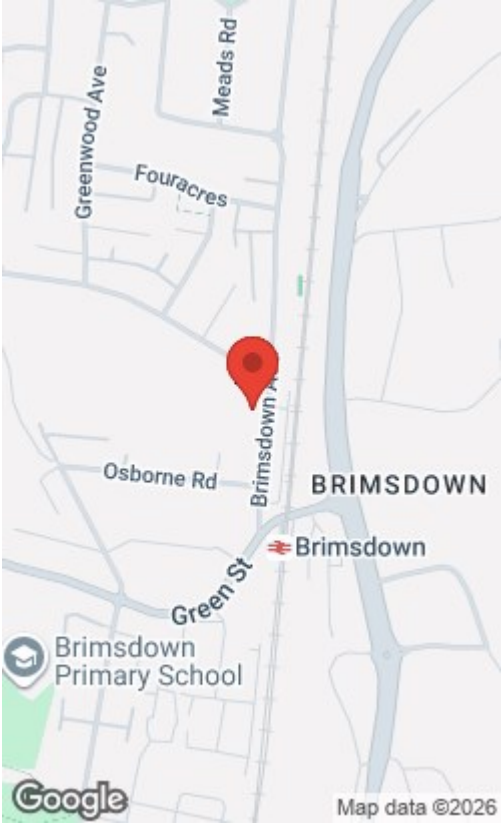




kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 150.5 sq. metres (1619.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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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Plans produced using PlanItUp

Brimsdown Avenue

THE PROPERTY MISDESCRIPTIONS 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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