kings GROUP

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Enfield EN3 5AZ
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Brimsdown Avenue, Enfield, EN3 5EP

Offers In The Region Of £425,000

- Well-presented three-bedroom 1930s-style home in Brimsdown, Enfield
- Spacious lounge/dining room with excellent natural light
- Generous rear garden with development potential (STPP)
- Walking distance to Brimsdown Station with direct links to Tottenham Hale and London Liverpool Street
- Attractive rental income potential of £23,000–£24,000 per annum
- Offered with no onward chain, ideal for a quick and hassle-free purchase
- First floor family bathroom and three generously sized bedrooms
- Excellent location close to local shops, schools, and amenities
- Ideal for first-time buyers or those looking to step onto the property ladder
- Fantastic long-term investment opportunity in a growing area

KINGS GROUP offer Situated in the heart of the sought-after Brimsdown area of Enfield, this well-presented three bedroom 1930s-style home offers a fantastic opportunity for both first-time buyers and investors alike. With no onward chain, the property is ready to move into and offers excellent potential for further development, subject to the usual planning consents.

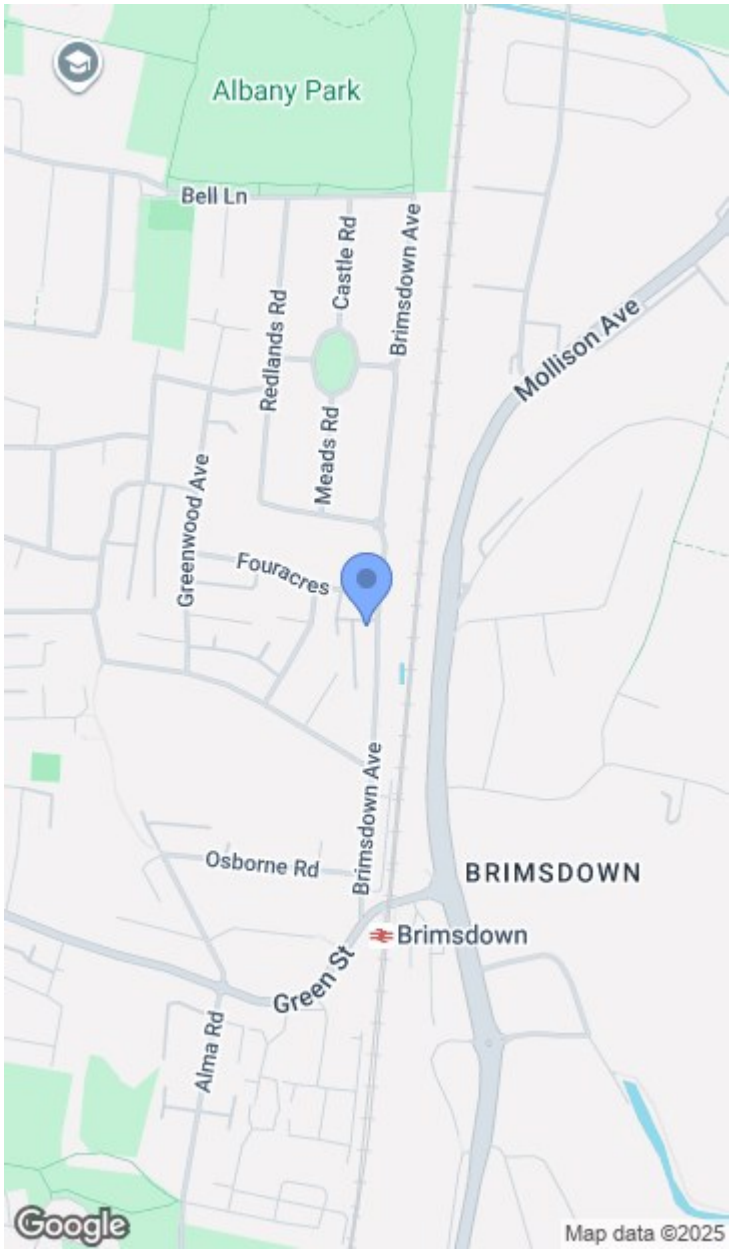
The home boasts a bright and spacious lounge/dining room, a functional kitchen, and a first floor family bathroom, all complemented by generous bedroom sizes. To the rear, the property enjoys a good-sized garden that could accommodate an extension or outbuilding (subject to planning permission), providing scope to add further value or create additional living space.

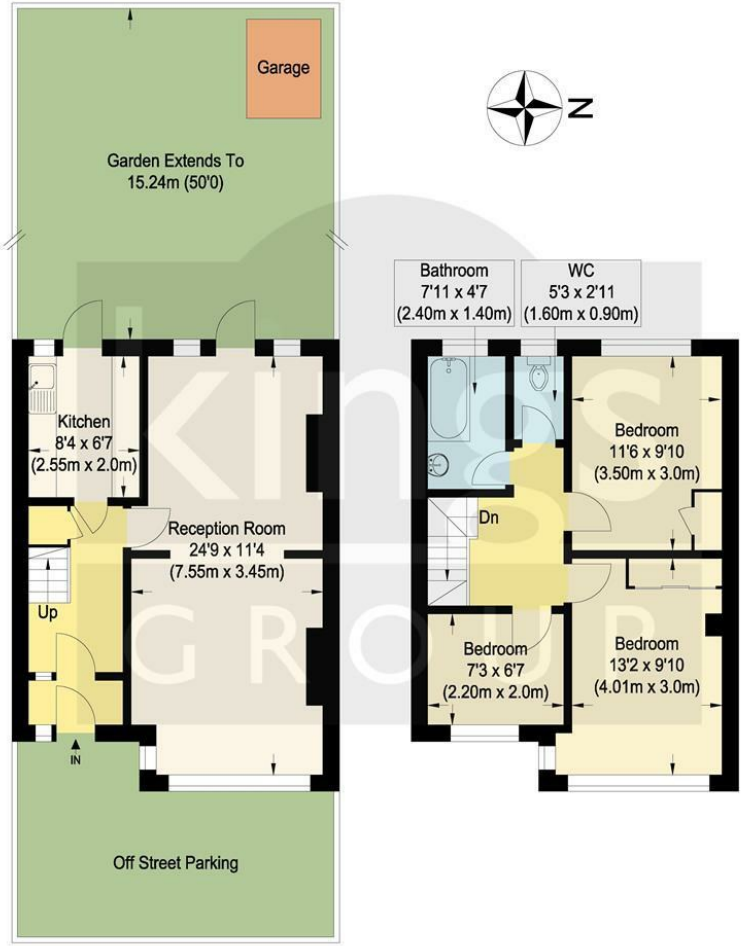
Ideally located, the property is within close proximity to all local shops, schools, and everyday amenities. Brimsdown Station is just a short walk away, offering direct rail access to both Tottenham Hale and London Liverpool Street—making it an ideal location for commuters seeking convenient links into Central London.

From an investment perspective, the property offers an attractive potential rental income of approximately £23,000 to £24,000 per annum, making it a solid addition to any buy-to-let portfolio.

With its blend of character, location, and opportunity, this charming 1930s home ticks all the right boxes. Early viewing is highly recommended.

Freehold
Chain Free
Flood Risk "Low"
Council Tax Band D





Brimsdown Avenue

Approximate Gross Internal Floor Area : 75.90 sq m / 816.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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