



Marrilyne Avenue, EN3 6EG
Enfield





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** Guide Price £425,000 - £450,000 ** KINGS GROUP welcome to market the charming Marrilyne Avenue home in Enfield, a delightful Chain-Free circa 1930s terraced house offering a perfect blend of character and modern convenience. Spanning an impressive 1,044 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by a spacious reception room that flows seamlessly into a lovely lounge area, perfect for relaxation or entertaining guests. The property boasts a well-maintained rear garden, which is complemented by a double garage that can be accessed via a side road or through the garden itself, providing ample storage or workshop space.

The potential rental income of £2,500 per calendar month makes this property an attractive investment opportunity. Additionally, with a council tax band of D and a brand new Energy Performance Certificate (EPC) rating to be confirmed soon, you can be assured of the property's efficiency and value.

Conveniently located, this home is within easy reach of Enfield Lock, Turkey Street, and Brimsdown train stations, offering excellent transport links to Liverpool Street and London City. Furthermore, the proximity to both London Stansted and City airports enhances 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 Excess Of £425,000



- **Size and Layout:** 1,044 sq ft space with three well-proportioned bedrooms;
- **Chain-Free Status:** Offered to the market with no onward chain;
- **Rear Garden:** Well-maintained outdoor garden area;
- **Rental Income:** Potential earning of £2,500 per calendar month;
- **Train Stations:** Near Enfield Lock, Turkey Street, and Brimsdown stations with links to Liverpool Street; and

- **Living Space:** Spacious reception room flowing into a lovely lounge area;
- **Period Appeal:** Charming circa 1930s terraced character;
- **Double Garage:** Accessible via a side road or directly through the garden for storage or a workshop;
- **Council Tax:** Band D rating for local taxation;
- **Airports:** Convenient access to London City and London Stansted airports





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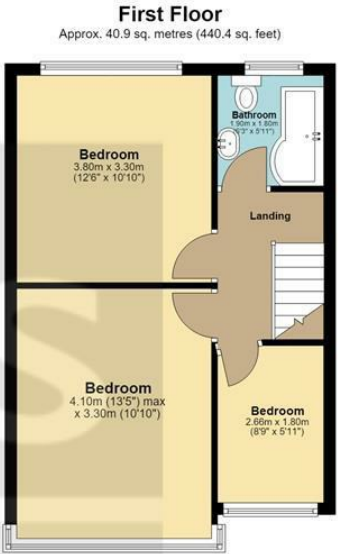
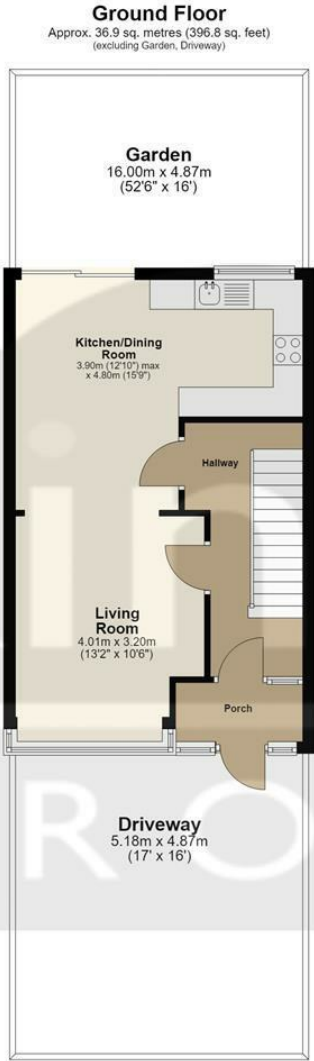
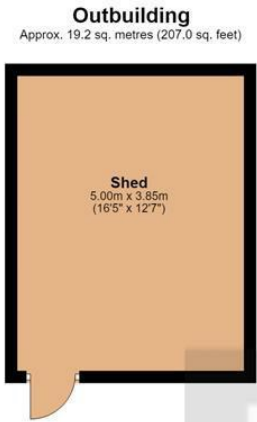


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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 97.0 sq. metres (1044.3 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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Plan produced using PlanUp.

Marrilyne Ave

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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