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

Elsinge Road, Enfield, EN1 4NS  
Offers In Excess Of £520,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Potential rental valuation of £2,500 PCM
- Proximity to Waltham Cross and Turkey Street train stations
- Off-street parking via private driveway being used
- Offered to market chain-free (no related purchase)

- Four-bedroom freehold house in Enfield London
- Council Tax Band D & EPC Rating C
- Splendid access into Tottenham Hale, Seven Sisters & London City
- Modern condition and well-presented throughout
- Closeby to the very useful A10/Great Cambridge Road

KINGS GROUP offer on the charming Elsinge Road in Enfield, this delightful mid-terrace house presenting a perfect blend of comfort and convenience. Spanning an impressive 1,335 square feet, this well-maintained property boasts four spacious bedrooms and three modern bathrooms, making it an ideal family home.

Built in circa 1950s, the house has been thoughtfully presented throughout, ensuring a warm and inviting atmosphere. The generous reception room provides a welcoming space for relaxation and entertaining, while the well-appointed bedrooms offer ample room for rest and privacy.

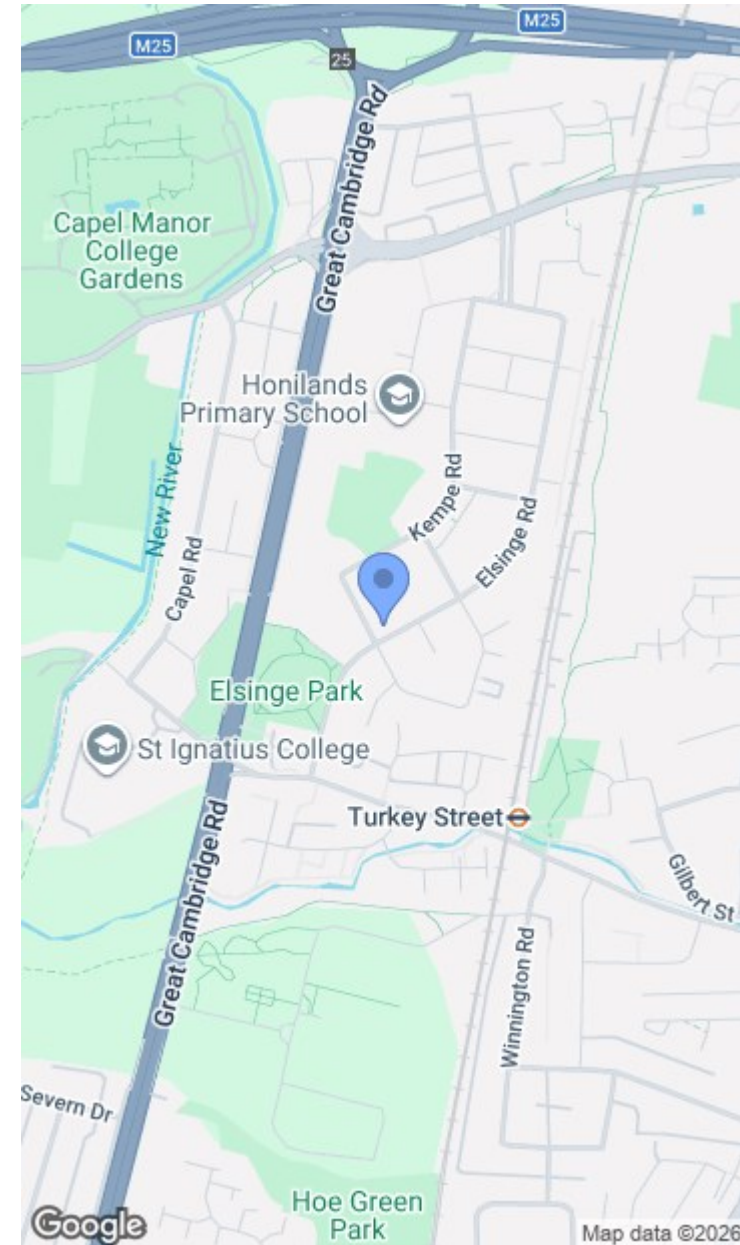
One of the standout features of this property is the off-street parking available via the driveway, a rare find in this area. The home is offered to the market chain-free, allowing for a smooth and straightforward purchase process. With a council tax band D and an Energy Performance Certificate (EPC) rating of C, this property is not only comfortable but also efficient.

For those considering investment opportunities, the potential rental value is estimated at £2,500 per calendar month, making it an attractive option for landlords.

#### 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

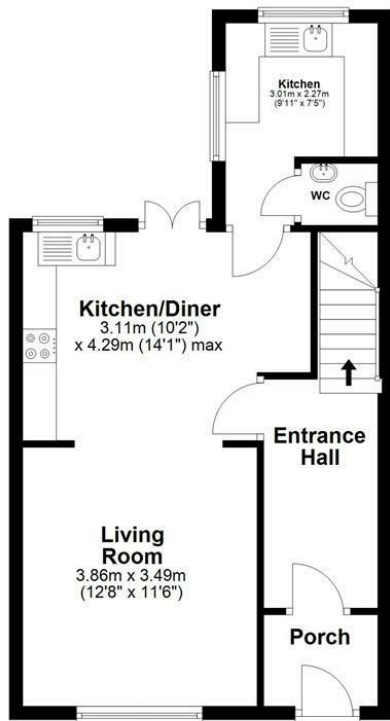
address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.





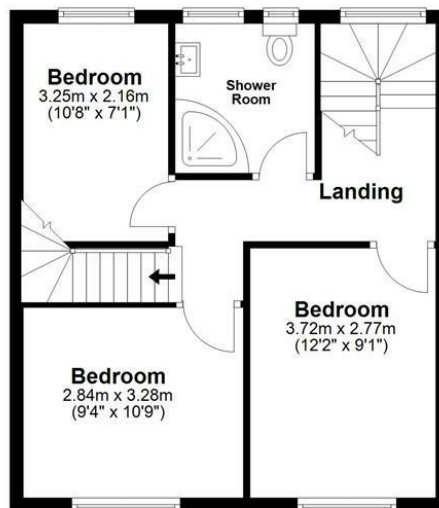
### Ground Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



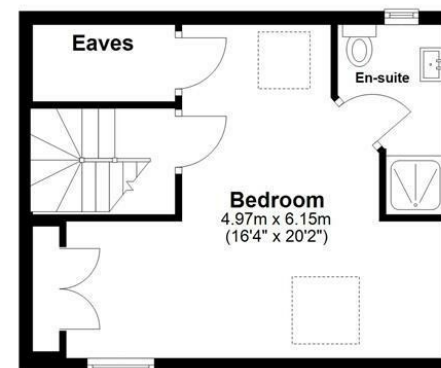
### First Floor

Approx. 43.4 sq. metres (467.7 sq. feet)



### Second Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 118.5 sq. metres (1275.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Elsinge Road**

