kings GROUP

www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Meadway, Enfield, EN3 6NU

Offers In The Region Of £550,000

- NFoPP accredited agency and ceMAP mortgage advisors
- Situated in one of Enfield's most prestigous roads and turning
- Splendid access into Tottenham Hale and London City
- Potential rental income of upto £2,500 PCM
- Offered to market chain-free (no related purchase)
- Three-bedroom semi-detached 1930s property
- Proximity to Turkey Street, Enfield Lock & Waltham Cross stations
- Council Tax Band E & EPC Rating D
- Recently fully renovated and refurbished throughout
- Comes with garage and off street parking via driveway

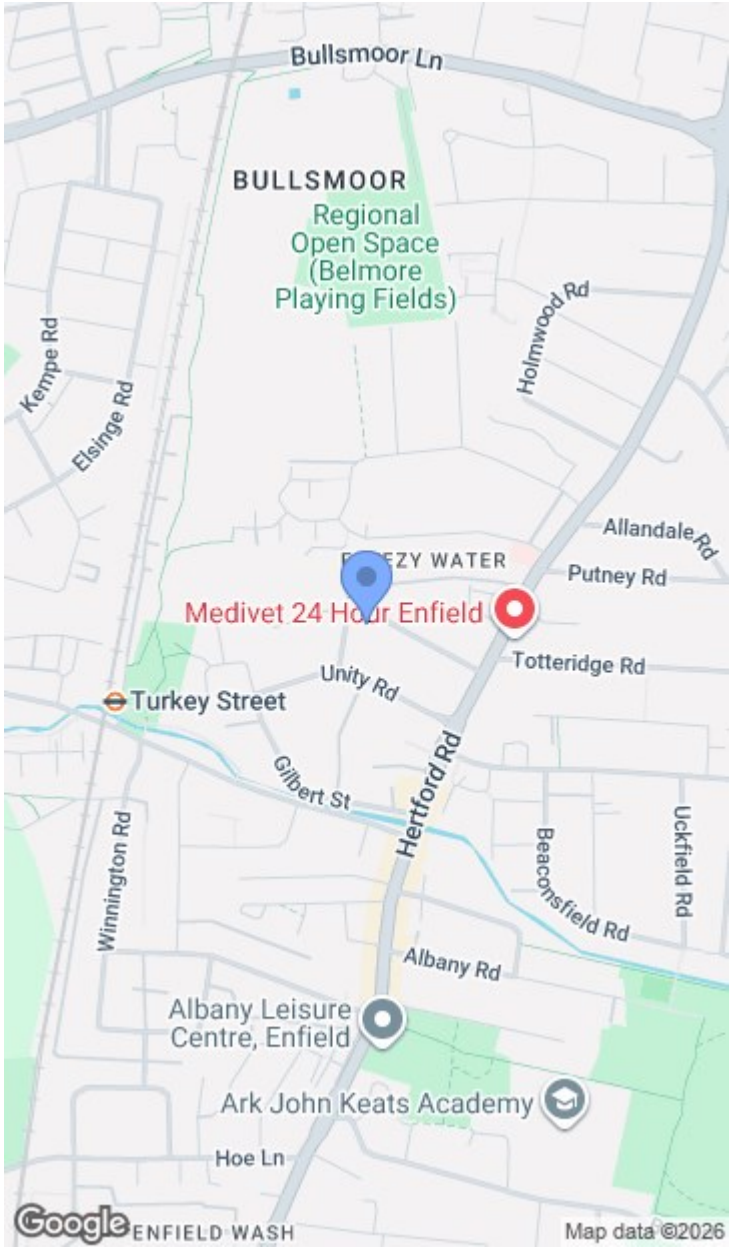
KINGS GROUP offer in the esteemed Meadway area of Enfield, this charming semi-detached house from the 1930s presenting an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms and two modern bathrooms, this freehold property has been recently refurbished to a high standard, ensuring a comfortable and stylish living environment.

The house features a spacious reception room, perfect for entertaining guests or enjoying family time. The property also benefits from a garage and off-street parking via a convenient driveway, adding to its appeal. With ample potential for extension, this home offers the chance to create your dream space, tailored to your needs.

Situated just off the Hertford Road, the location is ideal for commuters, with Turkey Street, Waltham Cross, and Enfield Lock train stations nearby. These stations provide excellent transport links to central London, including destinations such as Tottenham Hale and Seven Sisters, making it a prime choice for those working in the city.

The property is offered to the market chain-free, making it an attractive option for all buyers. With a potential rental income of £2,300 to £2,500 per calendar month, this home is not only a wonderful place to live but also a sound investment opportunity. Council tax band E and an Energy Performance Certificate rating of D further enhance its desirability.

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.



Meadway

Approximate Gross Internal Floor Area : 111.90 sq m / 1204.48 sq ft
(Including Garage)
Garage Area : 12.30 sq m / 132.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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THE ESTAS LETTING AGENT AWARDS 2014 RATED BY OUR CUSTOMERS GOLD WINNER BEST MEDIUM CHAIN theestas.com

The Property Ombudsman