

kings GROUP

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## Bowood Road, Enfield, EN3 7LL

## Offers In The Region Of £310,000

- NEW 171-YEAR LEASE ON COMPLETION
- THREE GENEROUSLY PROPORTIONED BEDROOMS
- EXCEPTIONAL FIRST-TIME PURCHASE OR FAMILY HOME
- ESTIMATED RENTAL RETURN OF £26,400 PER ANNUM
- SUPERB CONNECTIVITY TO TOTTENHAM HALE & LONDON LIVERPOOL STREET
- OFFERED CHAIN FREE
- VERSATILE ACCOMMODATION ACROSS TWO FLOORS
- BUY-TO-LET INVESTMENT OPPORTUNITY
- EXCELLENT ACCESS TO HIGHLY REGARDED LOCAL SCHOOLS & AMENITIES
- COMMUNAL GROUNDS, GARDENS, PARKING

**NEW LEASE ON COMPLETION 171 YEARS**
KINGS GROUP are delighted to present this fantastic three-bedroom property, offered to the market chain free and presenting an excellent opportunity for first-time buyers, growing families and buy-to-let investors alike.

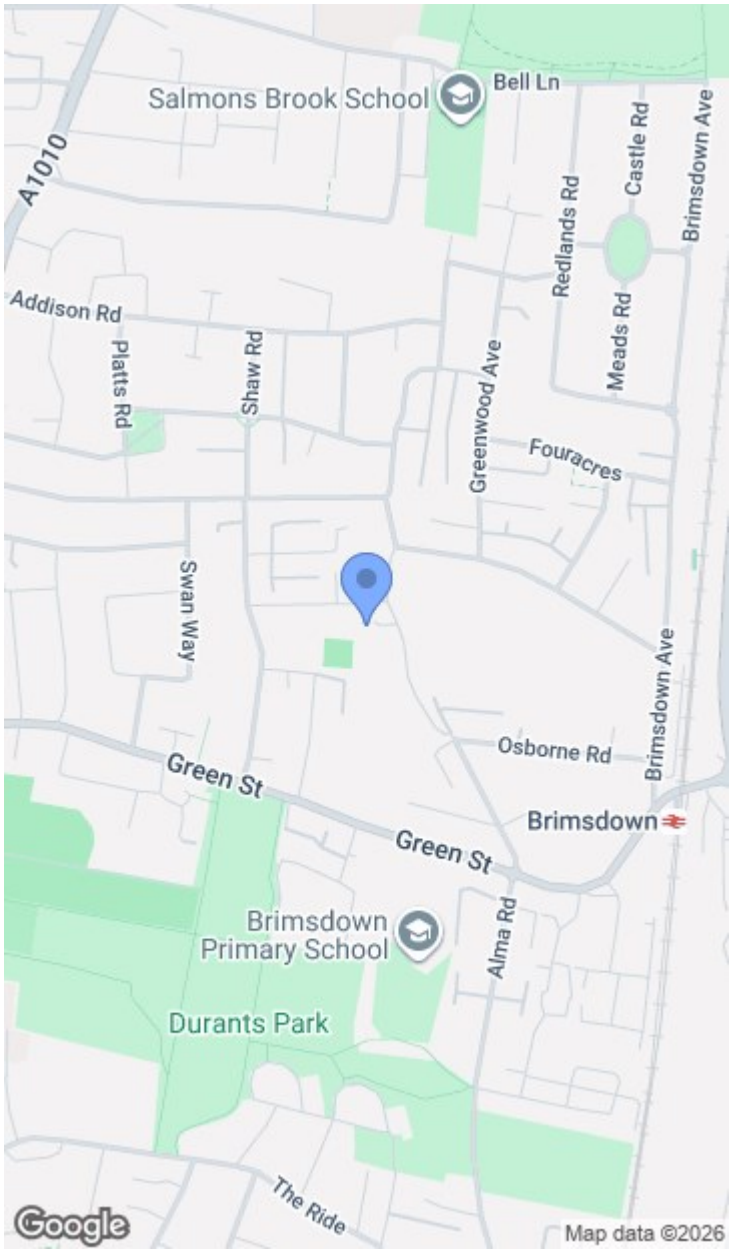
Arranged over two floors, the property offers versatile accommodation with three bedrooms, providing a practical layout for modern living. Whether you are looking for a place to call home or an addition to your investment portfolio, this property offers fantastic potential in a well-connected Enfield location.

One of the property's standout features is its investment appeal, with an estimated rental potential of approximately £2,200 per calendar month, equivalent to £26,400 per annum, subject to market conditions. This makes it an attractive proposition for investors seeking a property with promising rental prospects.

The property is ideally situated for commuters, with Brimsdown Railway Station approximately 0.3 miles away, offering convenient connections towards Tottenham Hale and London Liverpool Street. Tottenham Hale also provides access to the Victoria Line Underground, making journeys across London straightforward.

For everyday convenience, the property is within easy reach of a variety of local shops, supermarkets, cafés and amenities along Hertford Road. Families will also appreciate the selection of nearby schools, including Brimsdown Primary School, St James' CofE Primary School and Ark John Keats Academy, together with local bus routes providing further connections throughout Enfield and the surrounding areas.

Offered with no onward chain, the property provides an excellent opportunity for buyers looking to move without the complications of an onward purchase. Combining three bedrooms, accommodation over two floors, excellent transport connections and attractive rental potential, this is a property that will appeal to a wide range of purchasers.





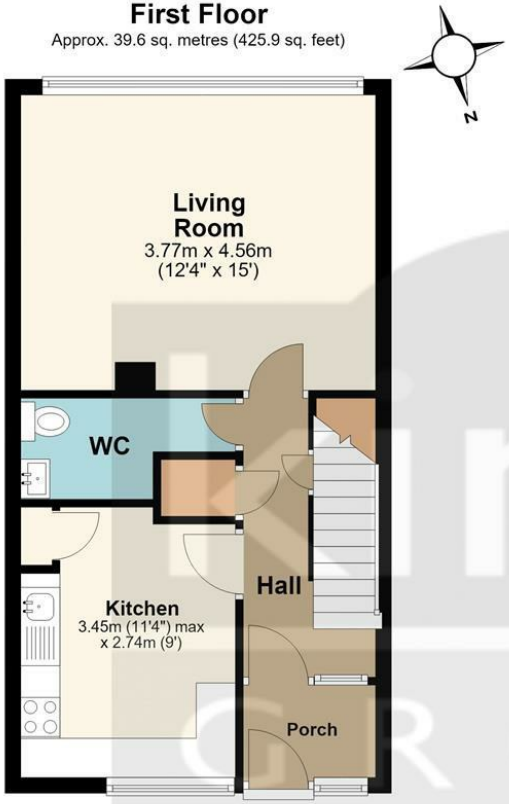






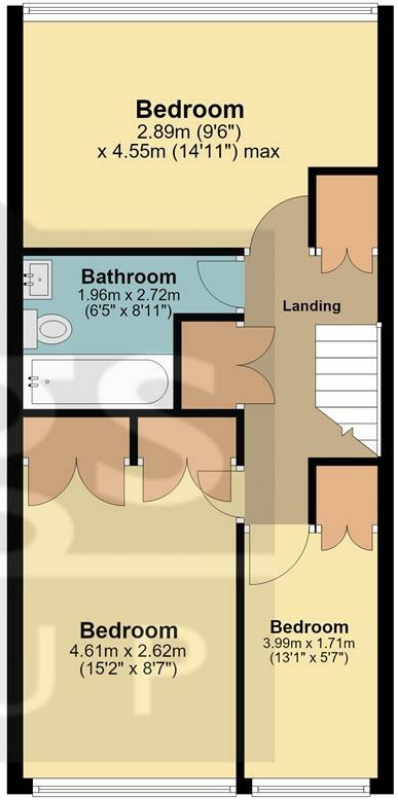
## First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)




## Top Floor

Approx. 43.7 sq. metres (470.2 sq. feet)




Total area: approx. 83.3 sq. metres (896.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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**Bowood Road**