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

George Lovell Drive, Enfield, EN3 6WE
Prices From £415,000

- Four Bedroom Town House
- Situated within the Enfield Island Village
- 2 bathrooms
- Immediate exchange of contracts available
- Closeby to Enfield Lock and Waltham Cross train stations

- An Ideal Family Home or a Buy to Let Opportunity
- 3/4 bedroom house
- Sold via secure sale
- EPC rating C
- Estate's own Tesco, parks, canals, gym and centre

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £415,000****

Kings Group offer in the desirable area of George Lovell Drive, Enfield, this charming townhouse presents an excellent opportunity for families and professionals alike. This well-maintained property boasts three to four spacious bedrooms, making it versatile for various living arrangements. The house is arranged over three stories, providing ample space and privacy for all residents.

The property features two modern bathrooms, ensuring convenience for busy households. The interior has been thoughtfully renovated, offering a fresh and inviting atmosphere that is ready for you to move in and make your own.

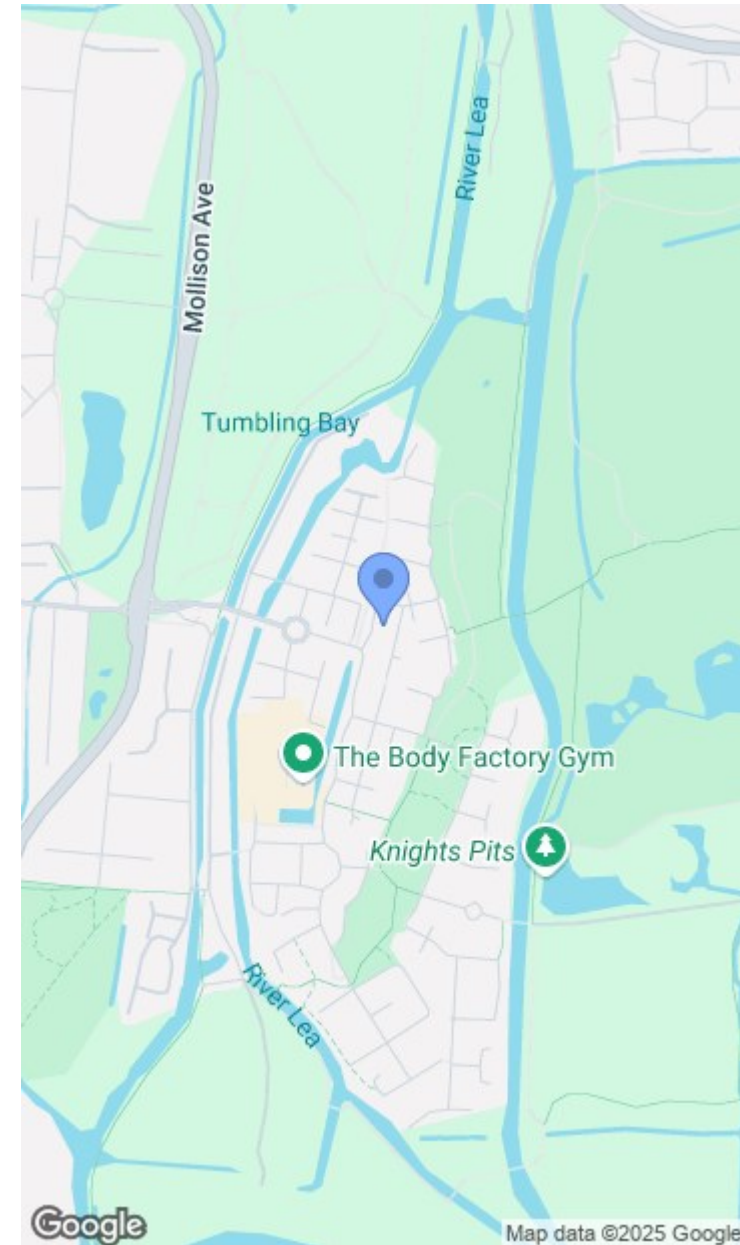
One of the standout features of this home is the private rear garden, perfect for enjoying the outdoors, hosting gatherings, or simply unwinding after a long day. The surrounding estate enhances the living experience with its picturesque canals, parks, and a well-equipped gym, promoting an active and community-oriented lifestyle. Additionally, a community centre and local shops are conveniently located nearby, catering to your everyday needs.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable

reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Freehold
Estate fee PA £300
Council band E
EPC band C





George Lovell Drive EN3 6WE

Approximate Gross Internal Area = 115 sq m



This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, encompassing windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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