



www.kings-group.net

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Enfield Highway EN3 5AZ
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Crest Drive, Enfield, EN3 5QD
Offers In The Region Of £410,000

KINGS GROUP offer to the market this delightful two-bedroom terraced house, ideally located just off Hertford Road in Enfield. Offered with no onward chain, this property presents an excellent opportunity for both first-time buyers and investors looking for a buy-to-let option.

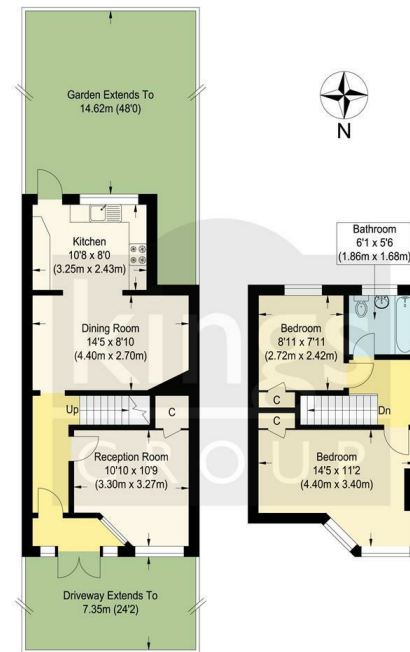
The home features off-street parking for your convenience, along with a spacious lounge perfect for relaxation and entertaining. The kitchen and dining room provide a bright, functional space that seamlessly combines cooking and dining, while the first-floor bathroom ensures easy access for all. Double glazing throughout keeps the home cozy and energy-efficient, complemented by gas central heating for comfort all year round.

This property is perfectly situated for those who appreciate local amenities, with an array of shops and services just a stone's throw away. For commuters, Turkey Street station is nearby, offering direct access to London Liverpool Street, making your daily travels a breeze.

With a potential rental income of £20,500 to £22,000 per annum, this home is not just a lovely residence but also a smart investment. Don't miss out on this fantastic opportunity – schedule a viewing today!

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			
(1-20) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Ground Floor First Floor

Crest Drive, EN3

Approximate Gross Internal Floor Area - 69.60 sq m / 749.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

