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**Barrass Close, Enfield, EN3 6WP**  
**Offers In Excess Of £425,000**

- Nfopp accredited agents & ceMAP mortgage advisors
- Potential rental value of £2,200 PCM
- Three toilets and two bathrooms
- Situated in the ever popular Island Village
- Splendid access into Tottenham Hale & London city

Guide Price £425,000 - £450,000

KINGS GROUP offer in the tranquil Barrass Close, Enfield, this charming three-bedroom freehold house presenting an excellent opportunity for both families and investors alike. Offered chain-free, this property is ready for you to move in and make it your own.

The house boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family. The three bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve the household's needs.

Situated in the desirable Enfield Island Village, residents will benefit from a variety of local amenities, including shops, parks, and schools, all within easy reach. The area is well-connected, with bus stops nearby and both Enfield Lock and Waltham Cross stations just a short distance away, providing direct access to Tottenham Hale and London Liverpool Street, making commuting a breeze.

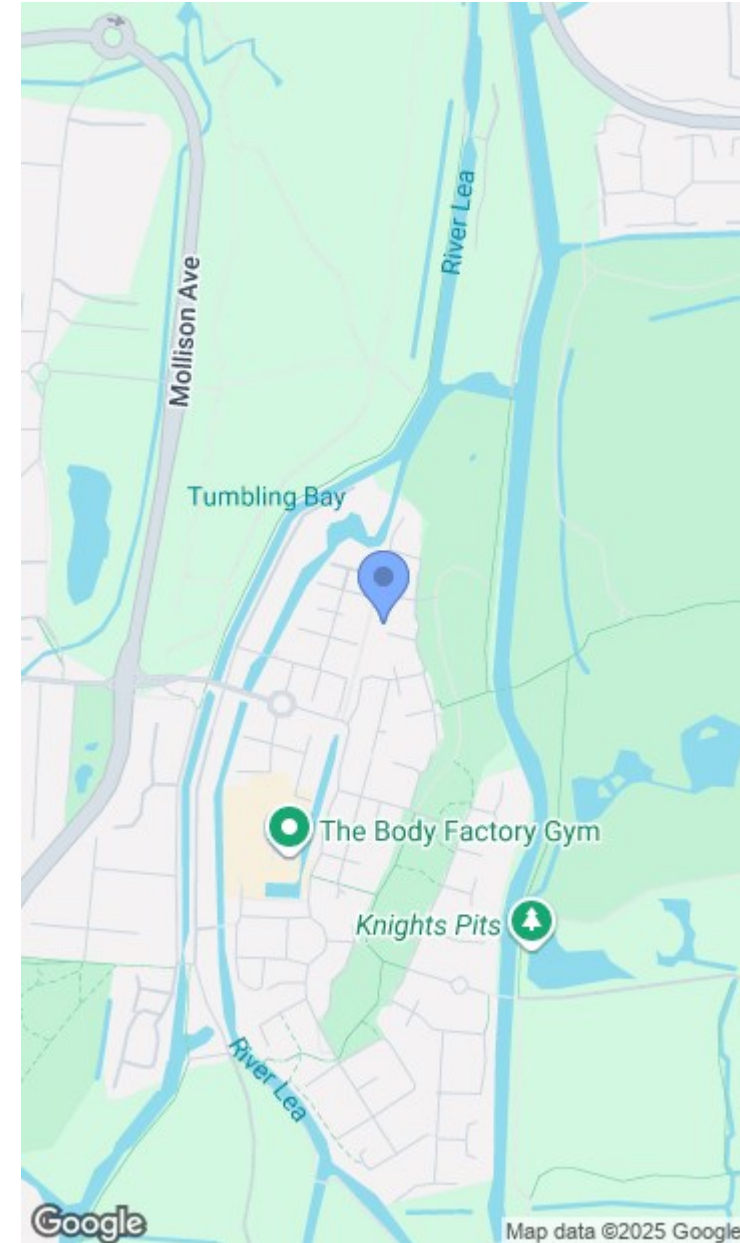
This property also includes a garage, adding to the convenience of living in this lovely cul-de-sac. With a council tax band of E, it offers potential rental income of approximately £2,200 per calendar month, making it an attractive option for investors.

Freehold  
 Potential Rental Value £2,200 PCM  
 Private Estate Charge PA £300  
 Council Tax Band E  
 EPC Band C

- Three-bedroom freehold house in Enfield, London
- Council Band E & EPC Band C
- Cul-de-sac location & complimented with a garage
- Proximity to Enfield Lock & Waltham Cross stations
- Offered to market chain-free (no related purchase)

#### 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.







**Barrass Close, EN3**

Approximate Gross Internal Floor Area : 85.20 sq m / 917.08 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

