



Boleyn Avenue, EN1 4HS
Enfield





kings
GROUP

Boleyn Avenue, EN1 4HS

****Viewing Day Saturday 5th September (Strictly Via Appointment Only)****

KINGS GROUP offer this exciting opportunity to acquire a spacious three-bedroom home offering excellent potential, ideal for buyers looking for a property they can modernise, improve and ultimately make completely their own.

Offered with NO ONWARD CHAIN, the property provides generous accommodation throughout and represents a particularly attractive opportunity for first-time buyers, families or purchasers looking to add value.

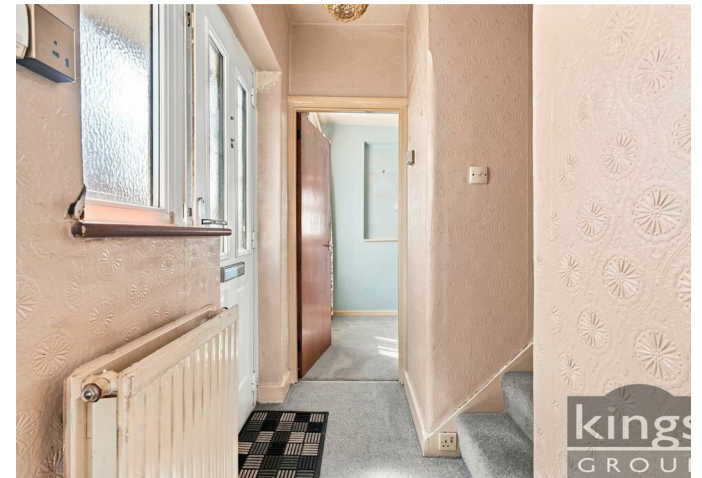
The house does require modernisation, but therein lies its appeal. With well-proportioned rooms, a private rear garden, side access and a separate garage, there is plenty here to work with and considerable scope to create an impressive family home.

The ground floor offers a bright and spacious living room, a separate dining room, good-sized kitchen and bathroom. Upstairs are three well-proportioned bedrooms, including an impressive principal bedroom, with the additional bedrooms equally well suited to family accommodation, guest space or a home office.

Externally, the property benefits from a private rear garden, valuable side access and a separate garage, providing useful storage as well as further potential for buyers wishing to enhance the property in the future, subject of course to any necessary planning permissions and consents.

The fundamentals are already here generous accommodation, outside space, a garage and excellent potential – leaving the next owner with the opportunity to put their own stamp on the

Offers In Excess Of £425,000



- Three-Bedroom Family Home
- Excellent Potential to Modernise & Add Value
- Generous Private Rear Garden
- Scope for Further Improvement/Extension (STPP)
- Excellent Access to A10 & M25

- Offered Chain Free – No Onward Chain
- Spacious Living Room & Separate Dining Room
- Separate Garage & Valuable Side Access
- Ideal for First-Time Buyers, Families & Investors
- Southbury & Brimsdown Stations Within Easy Reach – Direct Connections Towards London Liverpool Street & Tottenham Hale

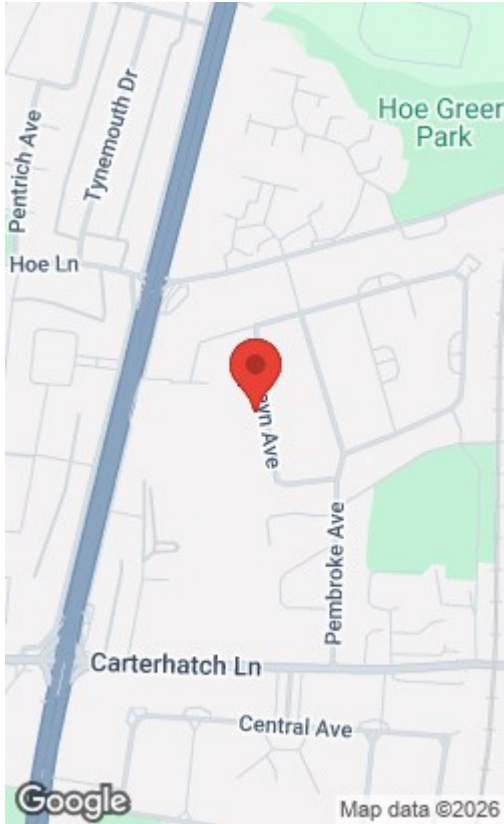








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 93.8 sq. metres (1009.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

© @modephotok | www.modephoto.co.uk
Plan produced using PlanUp.

Boleyn Ave

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

186 Hertford Road, Enfield, London, EN3 5AZ

T: 020 8805 5959

E:

www.kings-group.net

