



www.kings-group.net

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

Broadfield Square, Enfield, EN1 3PA
Offers In Excess Of £450,000

- Substantial and versatile family home offering approximately 1,200 sq ft of accommodation
- Multiple reception spaces, including living and separate dining room
- Excellent investment opportunity with potential rental income of circa £2,500 PCM
- Located in a popular and well-established Enfield residential area
- Offered chain-free (no related purchase)
- Four/five well-proportioned bedrooms arranged across two floors
- Detached outbuilding/workshop, ideal for storage, home business or additional workspace
- Suitable for family living or investment use, including shared occupancy (subject to consents)
- Well-regarded local schools within easy reach
- Great access into Tottenham Hale & London Liverpool Street Via Brimsdown Train Station

KINGS GROUP offer to the market this FOUR/FIVE bedroom house a substantial and well-laid-out chain-free property presenting approximately 1,200 sq ft of accommodation, providing generous living space across two floors, complemented by a large detached outbuilding/workshop. The flexible layout makes this an excellent opportunity for families, investors, or those seeking multi-generational living or home-working space.

This Excellent investment opportunity with potential rental income of approximately £2,500 per calendar month, offering strong yields in a high-demand location. The property is also offered chain free.

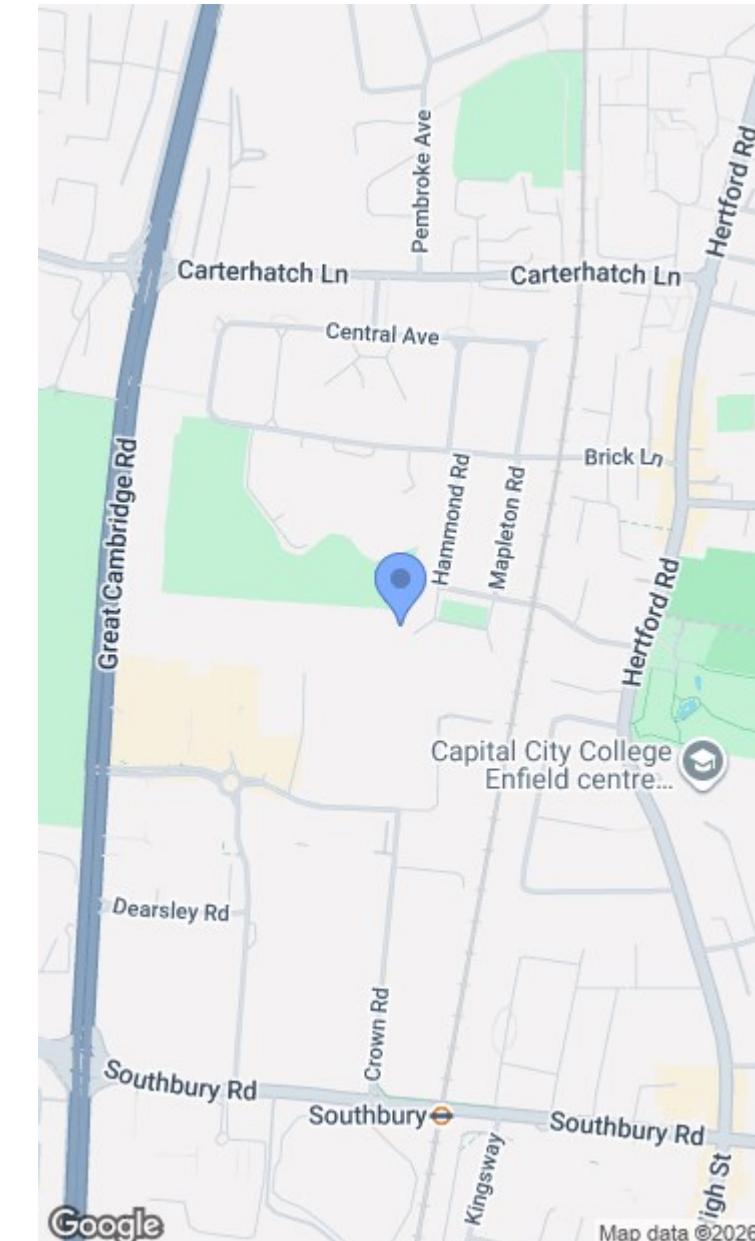
The ground floor comprises a welcoming living room, a well-proportioned kitchen, a separate dining room, a ground floor bedroom, and a family bathroom, along with useful storage. This configuration offers versatility for extended family living, rental potential, or future reconfiguration subject to requirements.

The first floor provides four further bedrooms, arranged around a central landing, alongside a separate WC, making the property particularly well suited to larger households or shared occupancy. The bedroom sizes are generous throughout, offering excellent natural light and flexible furnishing options.

Externally, the property benefits from a detached outbuilding/workshop, ideal for storage, a home business, gym, studio, or potential ancillary use (subject to planning consent), further enhancing the overall appeal and value.

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.





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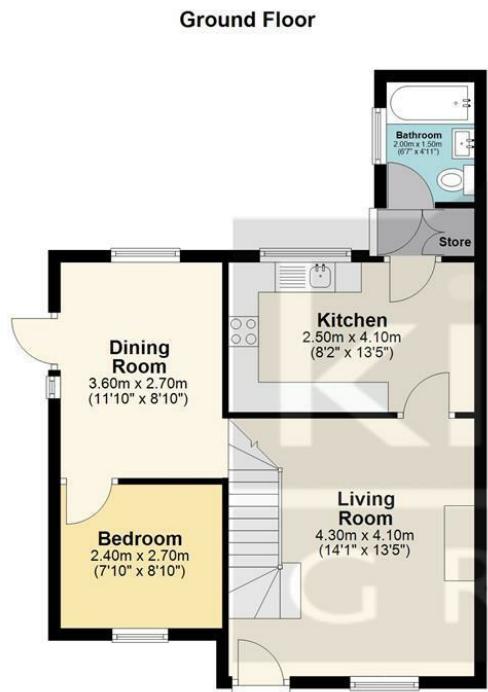
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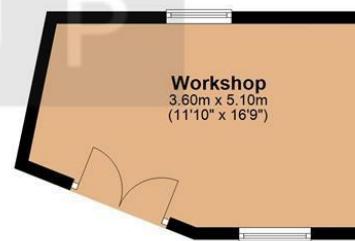
First Floor



Ground Floor



Outbuilding



Total area: approx. 111.8 sq. metres (1203.7 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.

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Plan produced using PlanUp.□

Broadfield Square



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

