**www.kings-group.net**

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Enfield EN3 5AZ
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**Alma Road, Enfield, EN3 7RS**

**Offers In The Region Of £505,000**

- Kings Group is offering a charming end-terrace house on the highly desirable Alma Road in Enfield, presenting an excellent opportunity for families and property investors alike;
- The ground floor layout features two spacious reception rooms, which offer the perfect layout for entertaining guests or relaxing with family;
- A conveniently located family bathroom serves the home's occupants;
- The loft area has been completely boarded and fully insulated, creating instant storage space and offering excellent development potential for an extension subject to planning permission;
- The property sits within council tax band D, holds an Energy Performance Certificate (EPC) rating of D, and commands a strong potential rental income of £2,400 to £2,500 per calendar month; and
- The internal living space spans an impressive 1,034 square feet, providing a generous layout for comfortable residential living;
- The property includes three well-proportioned bedrooms that supply ample space for a growing household;
- Built circa 1950s, the house retains a classic architectural charm while integrating modern upgrades, such as a new boiler system installed roughly one year ago;
- Practical exterior features include a side garage and a private driveway, which deliver useful hobby space and highly sought-after off-street parking;
- Commuters will benefit from superb transport links to London City and international airports via the nearby Southbury, Brimsdown, and Ponders End stations

KINGS GROUP offer on the desirable Alma Road in Enfield, this charming end-terrace house presenting a wonderful opportunity for families and investors alike. Spanning an impressive 1,034 square feet, the property features two spacious reception rooms, perfect for entertaining or relaxing with loved ones. The three well-proportioned bedrooms provide ample space for comfortable living, while the bathroom is conveniently located to serve the household.

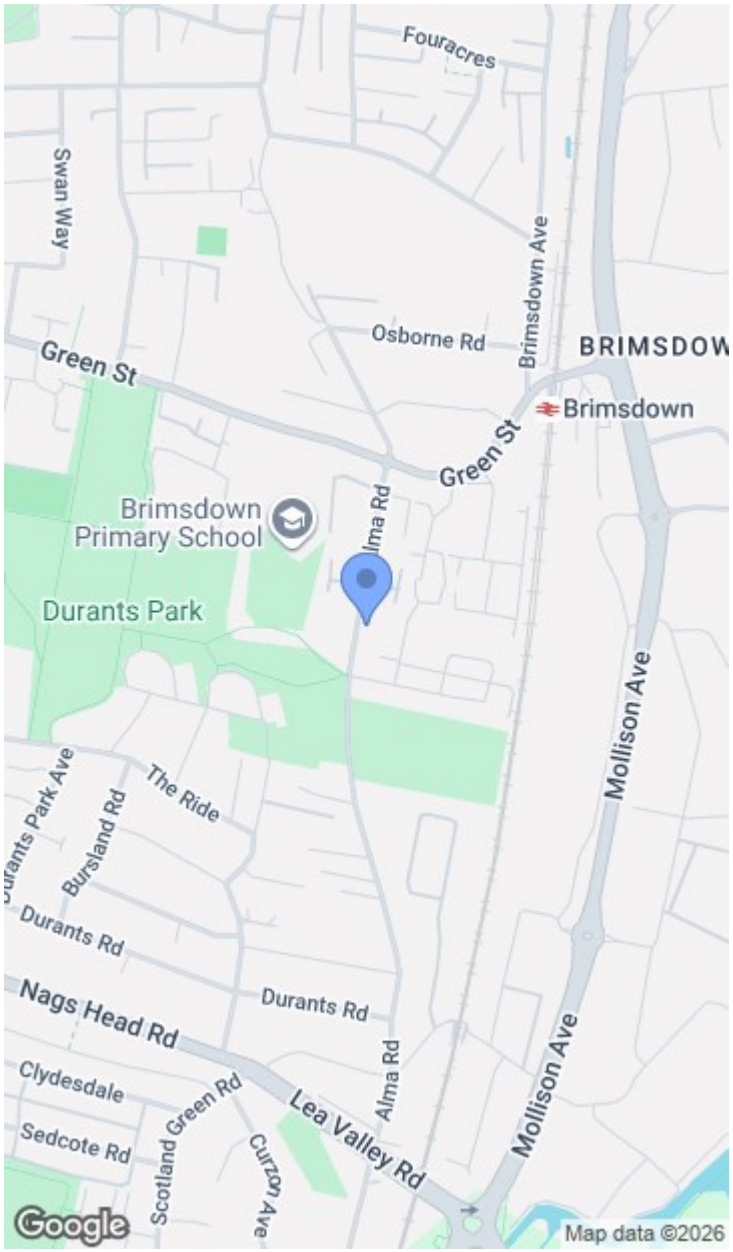
Built in circa 1950s, this home retains a classic charm while offering modern conveniences, including a new boiler system installed approximately a year ago. The loft has been boarded and fully insulated, presenting potential for additional storage or even further development, subject to planning permission. The side garage adds to the practicality of the property, providing extra space for vehicles or hobbies.

The driveway enhances the appeal of this home, allowing for off-street parking in a location that is both quiet and conveniently situated. Residents will appreciate the proximity to Southbury, Brimsdown, and Ponders End stations, which offer excellent transport links to London City and its airports, making commuting a breeze.

With a council tax band of D and an Energy Performance Certificate rating of D, this property is not only a comfortable home but also a sound investment. The potential rental value of £2,400 to £2,500 per calendar month for potential landlords and investors.

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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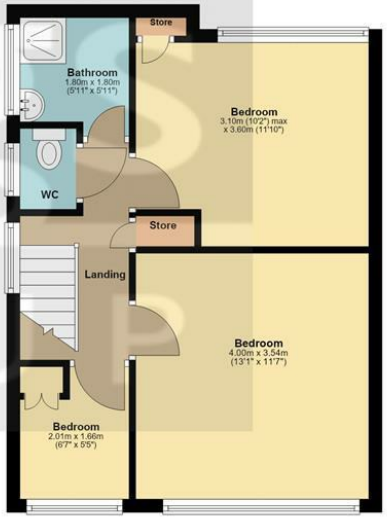
## Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)
(excluding Garden)

## First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)




Total area: approx. 96.0 sq. metres (1033.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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**Alma Rd**