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Nelson Road, Enfield, EN3 4LU  
£360,000

- Chain free sale
- Requires modernisation – huge potential
- Ponders End Location
- Ideal first time buy or buy-to-let investment
- Close to well-regarded local schools including Keys Meadow Primary & Oasis Academy Enfield

A fantastic opportunity to acquire this two-bedroom terraced house, offered to the market chain free and full of potential. Requiring modernisation throughout, this property presents an ideal purchase for a first-time buyer looking to create a home or an investor seeking a strong return.

The ground floor comprises a spacious reception room extending over 21ft, providing ample living and entertaining space, leading through to a kitchen with access onto a generous private rear garden measuring approximately 55ft. The garden offers excellent scope for improvement and outdoor enjoyment.

To the first floor, the property benefits from two well-proportioned bedrooms along with two bathroom areas, offering flexibility for reconfiguration and enhancement to suit modern living.

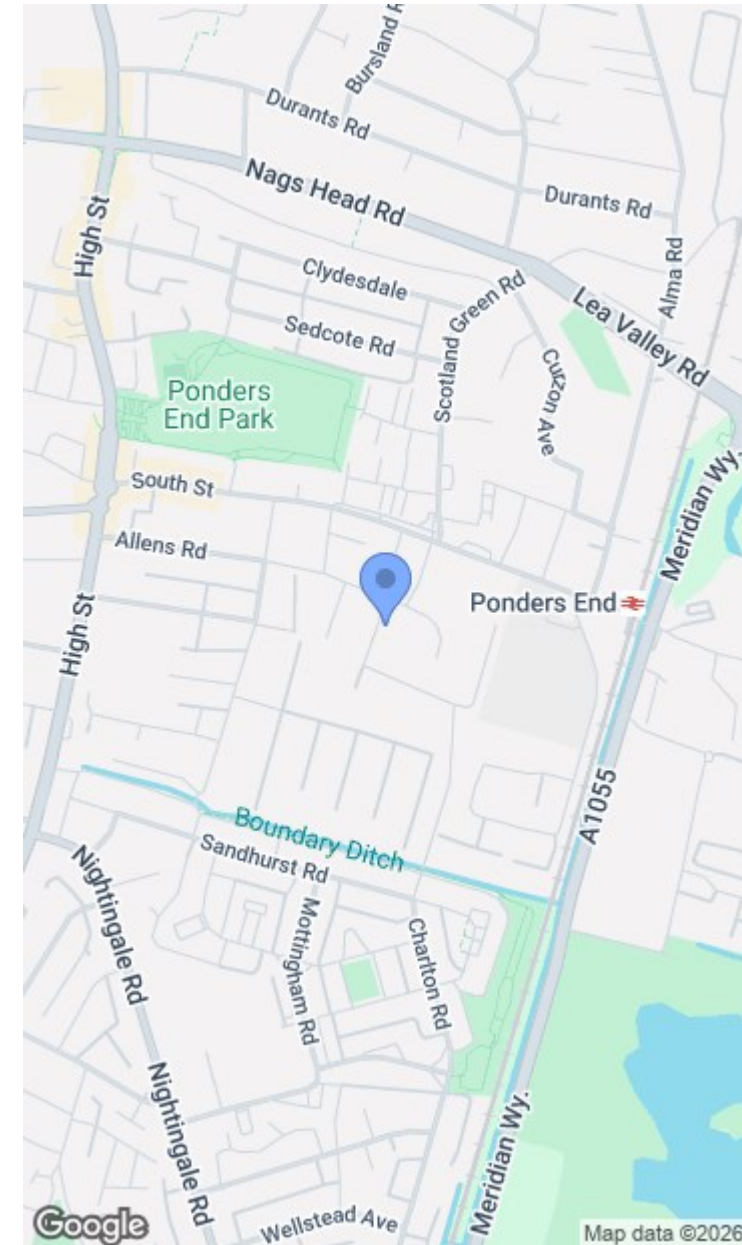
Once updated, the property would make an excellent buy-to-let investment with a potential rental income in the region of £24,000 per annum.

The location is highly convenient, being within half a mile of well-regarded local schools including Keys Meadow Primary School and Oasis Academy Enfield. For commuters, both Ponders End railway station and Southbury railway station are within easy reach, offering direct rail services into London Liverpool Street station, making this an ideal location for those needing access into Central London.

Offered chain free, this property represents a rare opportunity to secure a home with significant

potential in a well-connected area. Early viewing is highly recommended to fully appreciate the opportunity on offer.

- Two bedroom terraced house
- Spacious 21ft reception room
- Generous private rear garden (approx. 55ft)
- Potential rental income of £24,000 per annum
- Close Distance to Ponders End Station great links into Tottenham Hale & London Liverpool Street







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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**Nelson Road**



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