



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Tysoe Avenue, Enfield, EN3 6DY
Offers In The Region Of £450,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Originally constructed and built in the year circa 1930s
- Council Tax Band C & EPC Rating D
- Proximity to Enfield Lock and Turkey Street train stations
- Offered to market chain-free

KINGS GROUP offer on the charming Tysoe Avenue in Enfield, this delightful three-bedroom house presenting a wonderful opportunity for families and investors alike. Spanning an impressive 892 square feet, this property, built between 1930 and 1939, boasts a blend of character and modern potential.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living or guest accommodation. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is its significant potential for extension, allowing you to tailor the space to your specific needs and desires. The property is chain-free, making for a smooth and efficient purchasing process.

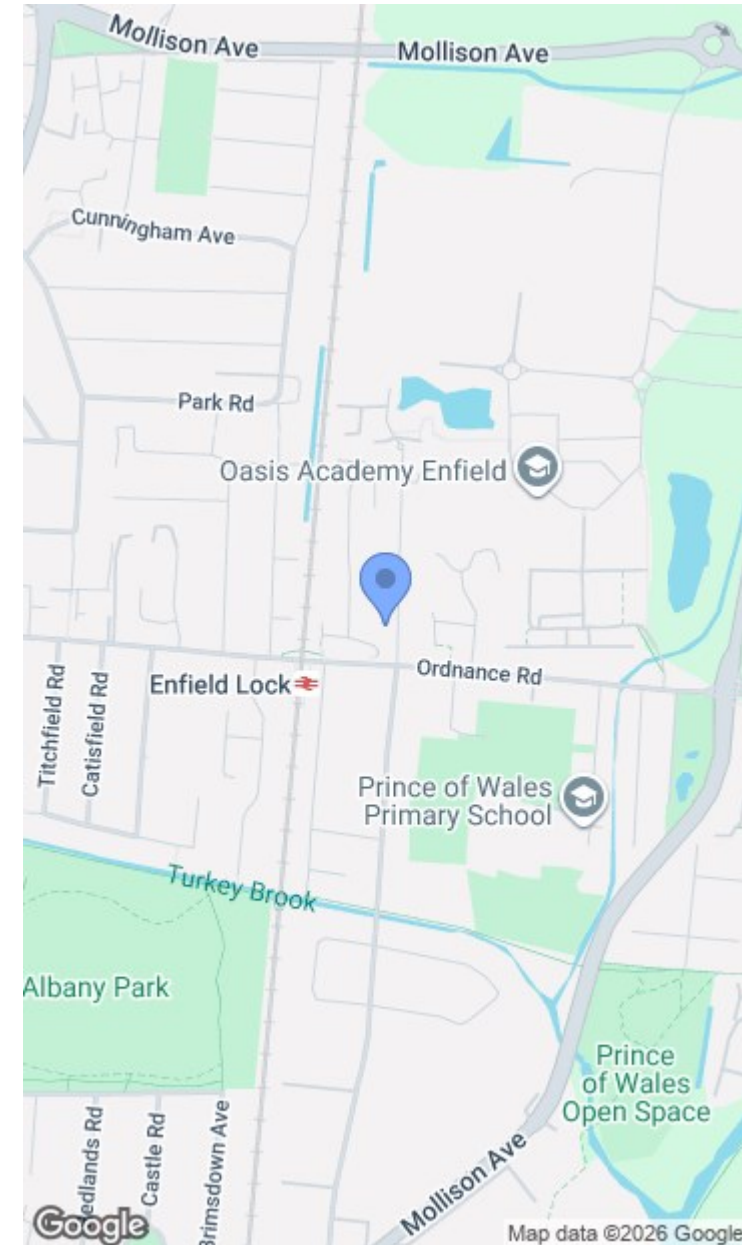
Outside, you will find a driveway and a garage, providing valuable off-street parking and additional storage options. The location is particularly advantageous, being in close proximity to Enfield Lock Station, which offers excellent transport links to Tottenham Hale and London City, making commuting a breeze.

With a Council Tax Band C and an Energy Performance Certificate (EPC) rating of D, this property presents a fantastic opportunity to create your dream home in a sought-after area. Do not miss the chance to explore the immense potential this house has to offer.

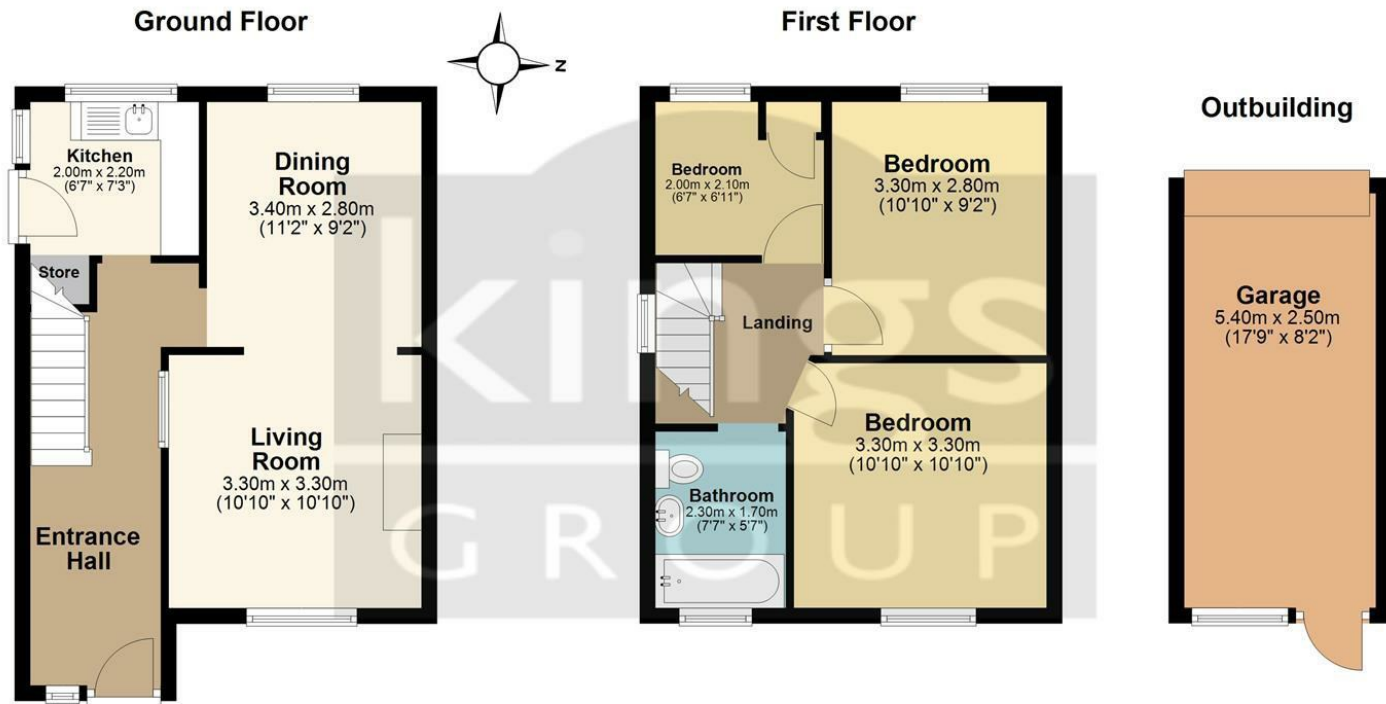
- Three-bedroom freehold house in Enfield London
- Off street parking via private driveway and garage
- Potential rental income of £2,300 PCM (after refurbishments)
- Splendid access into Tottenham Hale, Seven Sisters & London City
- Huge potential to extend subject to usual consents

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.







Total area: approx. 82.8 sq. metres (891.8 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.

Tysoe Avenue



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