



**2A Princes Avenue, Enfield Highway
Offers In The Region Of £450,000 Freehold**



2A Princes Avenue, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Three Bedroom Detached House
- Modern fitted kitchen
- Potential for further development to the rear subject to planning
- Ground floor WC
- First Floor Bathroom
- Double Glazed Windows
- Close Proximity to all local Shops & Amenities
- Chain Free

KINGS GROUP are delighted to offer this rare addition THREE BEDROOM detached house, offered chain-free and nestled in a desirable location. This well presented property combines living areas with the potential for further development, making it the perfect choice for those seeking a versatile family home.

As you step inside, you're greeted by a bright and inviting lounge/dining room, providing the perfect setting for both relaxation and entertaining. The ground floor also features a convenient w/c and a well-appointed fitted kitchen, offering modern amenities.

One of the standout features of this property is its expansive rear gardens, offering endless possibilities for outdoor enjoyment and potential for further development or extension, subject to planning permission.

Upstairs, you'll find spacious bedrooms that provide comfortable retreats for rest and relaxation. A stylish family bathroom completes the first-floor layout.

This house is equipped with double glazing and gas central heating, ensuring year-round comfort and energy efficiency.

Conveniently located close to local shops and amenities, including Enfield Lock and Turkey Street stations, this property offers easy access to transportation links. With direct access to London Liverpool Street, commuting to the city is a breeze, making this house an ideal choice for those seeking convenience and connectivity.

FRONT DOOR LEADING TO

ENTRANCE HALLWAY

With laminate flooring, under the stairs storage cupboard, radiator, carpeted stairs leading to first floor

RECEPTION ROOM 14'1" x 9'9" (4.29m x 2.97m)

KITCHEN / DINER 16'0" x 11'2" (4.88m x 3.40m)

With double glazed window to rear aspect, laminate flooring, plumbing for washing machine, integrated cooker with gas hob, integrated oven, drainer unit sink with mixer taps, power points, double glazed door leading to garden

FIRST FLOOR LANDING

BEDROOM ONE 10'10" x 9'9" (3.30m x 2.97m)

With double glazed window to front aspect, carpeted flooring, power points, radiator

BEDROOM TWO 14'6" x 9'9" (4.42m x 2.97m)

With double glazed window to rear aspect, carpeted flooring, power points, radiator

ENSUITE

With opaque window to rear aspect, shower cubicle, pedestal wash basin with mixer taps, low level WC, tiled flooring, radiator

BEDROOM THREE 6'0" x 5'10" (1.83m x 1.78m)

With double glazed window to front aspect, carpeted flooring, power points, radiator

BATHROOM 5'11" x 5'10" (1.80m x 1.78m)

With opaque window to side aspect, tiled flooring, panel enclosed bath with shower attachment, low level WC, pedestal wash basin,, tiled walls, heated towel rail,

GARDEN

With side access, fence, paved patio area, plant and shrub borders, shed



Princes Avenue, EN3

Approximate Gross Internal Floor Area : 74.90 sq m / 806.21 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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



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