



www.kings-group.net

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

Brimsdown Avenue, Enfield, EN3 5HY
Offers In Excess Of £430,000

KINGS GROUP are delighted to offer this THREE BEDROOM TUNNEL LINK HOUSE to the Market. Brimsdown Avenue, located in the SOUGHT AFTER location of Brimsdown offers close proximity to all local SHOPS AND AMENITIES, including Brimsdown Railway Station which has direct lines to Tottenham Hale Station (with access to the Victoria line) & LONDON LIVERPOOL STREET. In our opinion, this would make a GREAT INVESTMENT OPPORTUNITY as it benefits from a Fitted Kitchen, Family Bathroom, Double Glazed Windows, Private Garden and Driveway.

Tenure: Freehold
Council Tax Band C



FRONT DOOR TO:

PORCH

With window to front and door leading to reception room.

RECEPTION / DINING ROOM

15'1 x 14'3 (4.60m x 4.34m)

With double glazed window to front, double radiator, TV point, power points, laminated wood style flooring.

KITCHEN

9'6 x 8'5 (2.90m x 2.57m)

With double glazed window to rear, part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob, electric oven, plumbed for washing machine and dishwasher, space for fridge/freezer, power points, tiled flooring.

BATHROOM

5'7 x 5'5 (1.70m x 1.65m)

With double glazed opaque window to side, tiled walls, panel enclosed bath with shower attached, pedestal wash basin, tiled flooring.

SEPARATE W.C

With low level W.C, tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE

15'1 x 10'4 (4.60m x 3.15m)

With double glazed window to front, double radiator, power points, laminated wood style flooring.

BEDROOM TWO

10'9 x 10'3 (3.28m x 3.12m)

With double glazed window to rear, double radiator, power points, laminated wood style flooring.

BEDROOM THREE

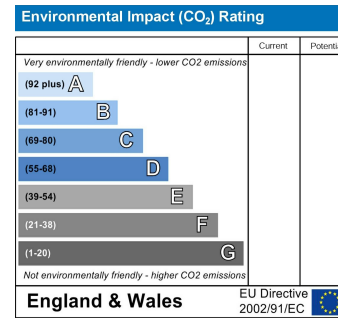
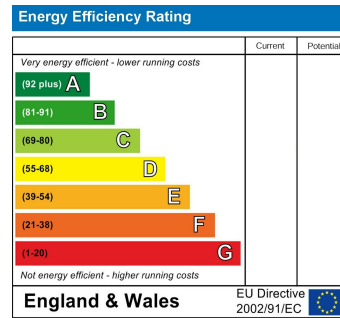
12'4 x 7'11 (3.76m x 2.41m)

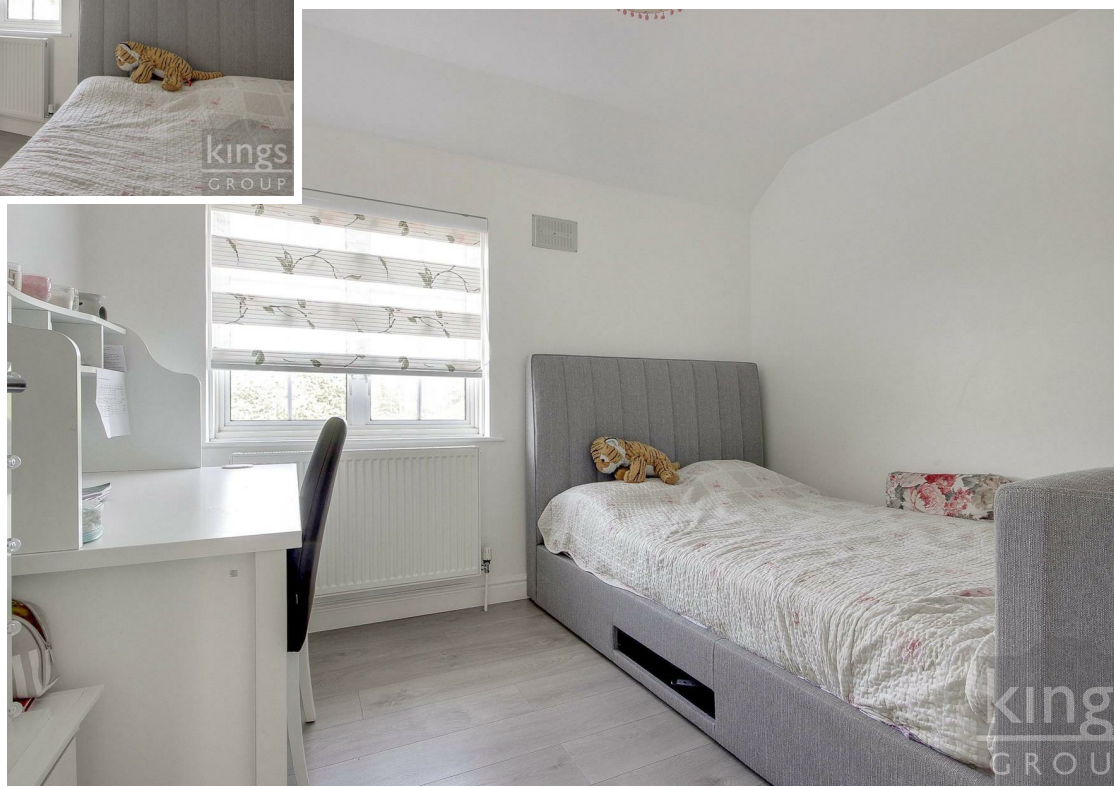
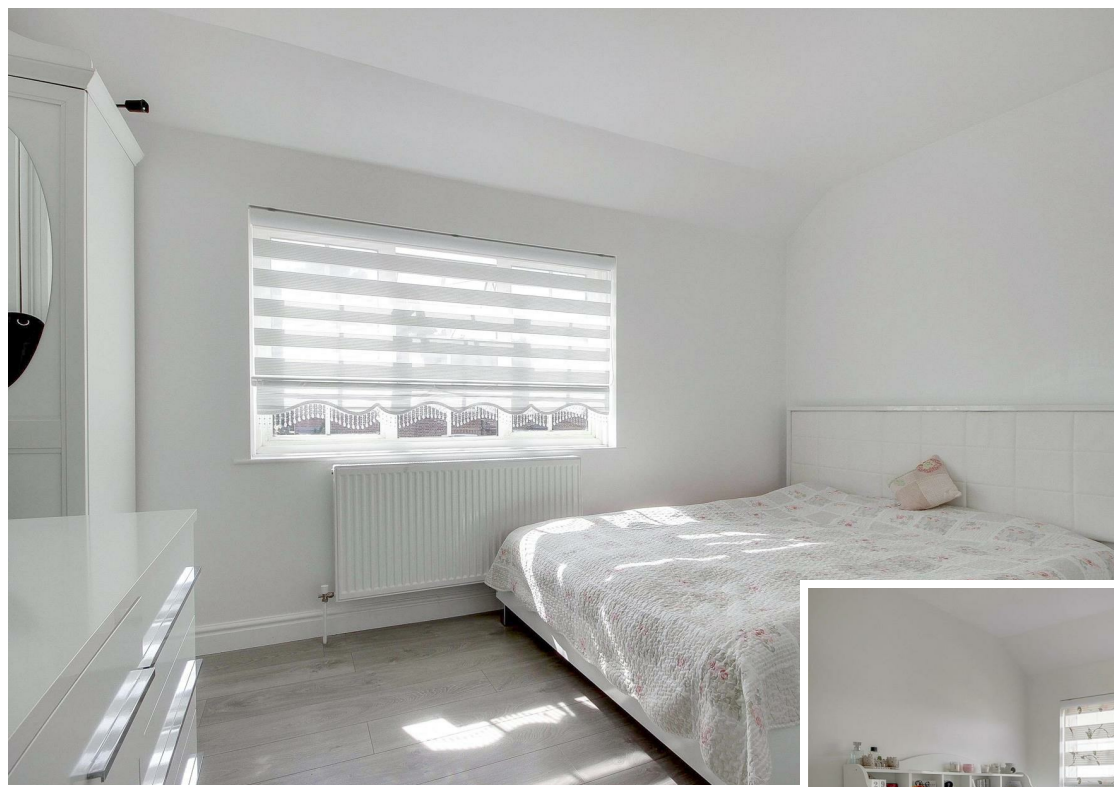
With double glazed window to rear, single radiator, power points, laminated wood style flooring.

GARDEN

85'0 (25.91m)

Mainly laid to lawn with plants, trees and shrubs, paved patio area, wooden shed, outside taps.









Ground Floor

First Floor

Brimsdown Avenue EN3

Approximate Gross Internal Floor Area : 78.90 sq m / 849.27 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

