



**453 Alma Road, Enfield Highway
Offers In The Region Of £459,995 Freehold**



453 Alma Road, Enfield Highway

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

020 8805 5959
www.kings-group.net

- KINGS GROUP LLP PRESENT THIS
- WELL PRESENTED 3 BEDROOM 1930S FAMILY HOME
- UPSTAIRS BATHROOM AND DOWNSTAIRS WC
- REAR SINGLE-STOREY EXTENSION
- GARAGE VIA SERVICE ROAD
- CLOSE PROXIMITY TO LOCAL AMENITIES
- 0.3 MILES FROM BRIMSDOWN STATION SERVING TOTTNEHAM HALE & LIVERPOOL STREET
- PRIVATE DOUBLE DRIVEWAY
- SOUGHT-AFTER LOCATION
- OFFERED CHAIN FREE

KINGS GROUP ENFIELD HIGHWAY

OPEN DAY 27th JULY BETWEEN 11-2PM VIA
PREBOOKED APPOINTMENTS ONLY.

Situated on the charming Alma Road in Enfield, this delightful 3-bedroom house is a gem waiting to be discovered. Offered by Kings Group, this property boasts a chain-free status, making it a hassle-free home and investment opportunity.

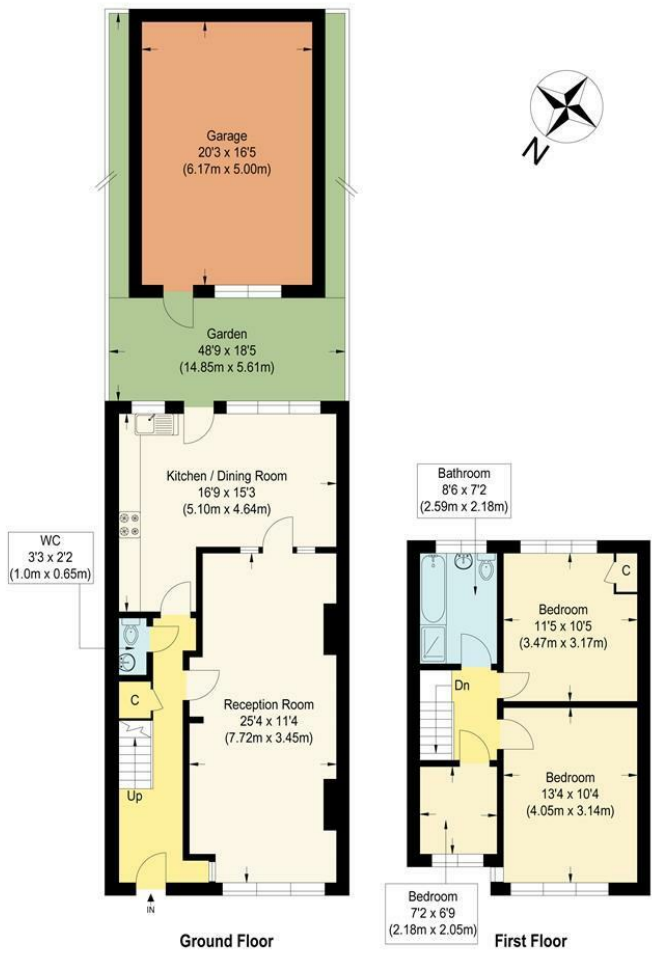
Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests. With 3 bedrooms, there is ample space for a growing family or those in need of a home office. The upstairs bathroom and downstairs WC provide convenience and practicality for everyday living.

One of the standout features of this property is the kitchen rear extension, adding a modern touch to this 1930s family home. Additionally, the large garage at the rear of the property offers plenty of storage space or the potential for conversion, catering to various needs.

Parking will never be an issue with the private double driveway, a rare find in this sought-after neighbourhood. For those considering this property as an investment, the potential rental income of £2,300 per month or £27,600 per year is an attractive proposition.

Conveniently located near public transport, commuting to Tottenham Hale or the City is a breeze, making this property not only a lovely home but also a smart investment.

Freehold
EPC Band C
Council Band D

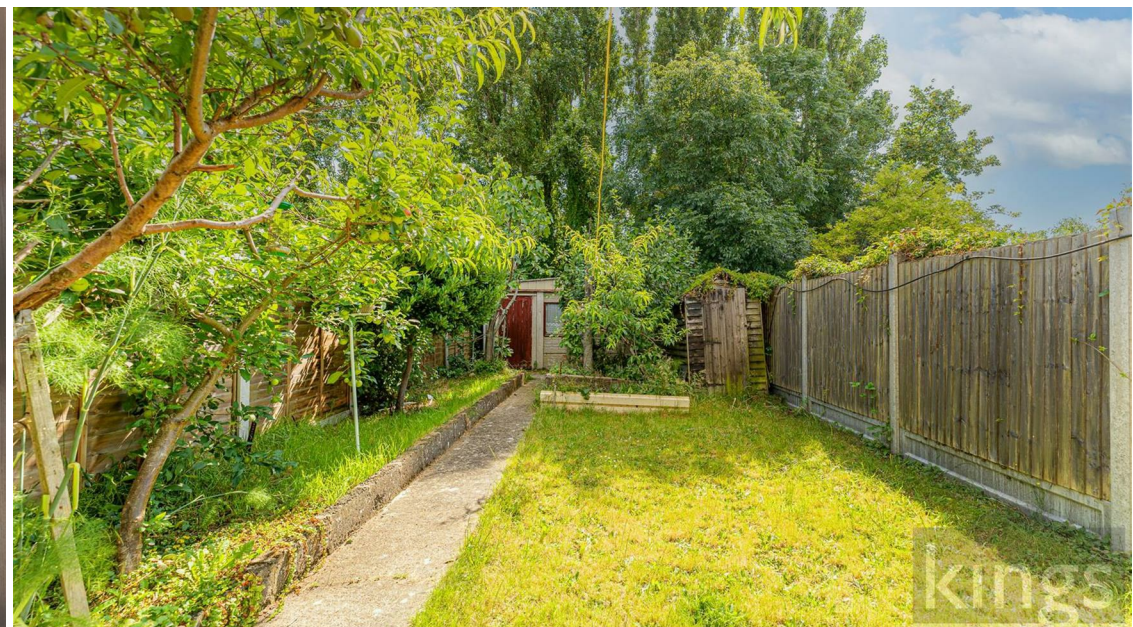


Alma Road

Approximate Gross Internal Floor Area : 94.10 sq m / 1012.88 sq ft
 (Excluding Garage)
 Garage Area : 30.90 sq m / 332.60 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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