



www.kings-group.net

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

Boleyn Avenue, Enfield, EN1 4HR
Offers In The Region Of £675,000

- A RARE ADDITION TO THE MARKET
- SITUATED WITHIN THE EN1 POSTCODE
- INTERGRATED GARAGE
- WITHIN CATCHMENT TO LOCAL GREAT SCHOOLS
- 1930S STYLED HOME WITH ADDED MODERN CONVENIENCE

KINGS GROUP are delighted to offer, nestled in the desirable Boleyn Avenue, Enfield, this STUNNING & RARE 6-bedroom house. Truly a property magic gem waiting to be found. Boasting a double frontage design, an integrated garage, and a private driveway with ample space for multiple cars, this property exudes elegance and convenience.

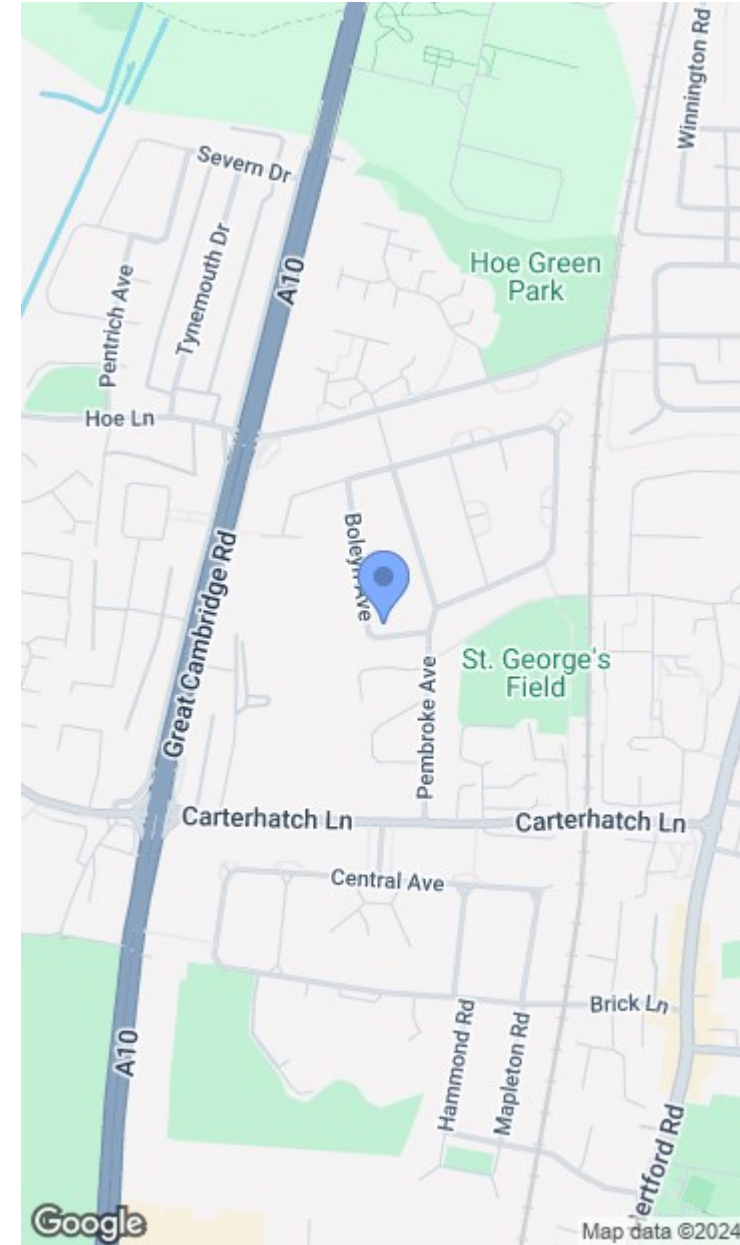
With 2 bathrooms and extensions to the rear, side, and loft, this home offers both space and versatility. The property is well-maintained, with a boiler installed circa 2016 and recent servicing showcasing a commitment to upkeep and quality.

The real allure of this property lies in its potential. Imagine the possibilities of transforming this residence into a House in Multiple Occupation (HMO) or a care home, subject to necessary approvals. The scope for development and expansion is truly exciting for those with a vision.

Offered chain-free, this house is ready for sale, presenting a rare opportunity to own a piece of Enfield's prestigious residential landscape. Call our NFOPP qualified agents to make this property your own and unlock its full potential.

Freehold
 Rental income potential on a single AST £3000 -
 £3200 Per Month
 Council Band D
 EPC Band E

- 6 BEDROOM END OF TERRACE DOUBLE FRONTAGE PROEPRTY
- DRIVEWAY FOR 3 VEHICLES
- CLOSE PROXIMITY TO A10/M25/M11
- NEARBY TO GORDON HILL, CHASE SIDE, BRIMSDOWN AND TURKEY STREET TRAIN STATIONS
- NO UPWARD CHAIN (CHAIN-FREE)







Boleyn Avenue

Approximate Gross Internal Floor Area : 188.10 sq m / 2024.69 sq ft
(Includes Garage)

Garage Area : 18.10 sq m / 194.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

