



www.kings-group.net

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

Bridle Close, Enfield, EN3 6EB
Offers In The Region Of £300,000

- 2 Bedroom Ground Floor Property offered CHAIN FREE
- EPC Band D & Council Band C
- Over 900 Years Lease remaining and small service/ground rent demands
- Renovated throughout coming up to 9 years' of ownership
- Close Proximity to local shops, schools and amenities

- Double Glazed Windows & New Boiler for Heating and Cooking
- Homebuyers Only - Investment Buyers not suitable
- Only 6 Flats within the Building
- Sublime options/access to Tottenham Hale and London Liverpool Street
- NFOPP Accredited Agents and available for bookings now

KINGS GROUP offer situated in the charming Bridle Close of Enfield, this delightful 2-bedroom ground floor Property, which is waiting to be discovered by the next homebuyer. With over 900 years left on the lease, this property offers a sense of security and longevity that is hard to come by.

Upon entering, you are greeted by a spacious entrance hall that leads to generously sized rooms adorned with double-glazed windows that flood the space with natural light. The recent addition of a new boiler, complete with a warranty, ensures that you will stay warm and cosy during the colder months.

What sets this property apart is the small community feel within the building, with only 6 flats in total. The harmonious atmosphere where everyone gets along creates a welcoming environment that is rare to find in today's bustling world. Note; our clients have resided here for 8 going into 9 years, as such, has renovated the property throughout the course into modern condition, allowing next owners peace of mind when moving in.

The location of this home is truly unbeatable. Situated off Ordnance Road in a peaceful cul-de-sac, you can enjoy the tranquillity of suburban living while still being within easy reach of Enfield Lock, Brimsdown, Turkey Street, and Waltham Cross stations, providing convenient access to London City. Additionally, the proximity to the A10, M25, and M11 ensures that you can easily navigate in and around the city.

With an Energy Performance Certificate rating of D and a council tax band of C, this property not only offers comfort and convenience but also efficiency and affordability. Offered chain-free, this Property is ready to move into imminently.

Leasehold
 Term 938 years
 Service charge including buildings insurance £2,048.85 PA
 Ground rent £31.50 PA
 Council Band C
 EPC Band D

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

With laminate flooring

RECEPTION/DINING ROOM

18'6 x 11'8 (5.64m x 3.56m)

With double glazed window to rear aspect, laminate flooring, fireplace, power points

BEDROOM ONE

15'7 x 9'9 (4.75m x 2.97m)

With double glazed window to side aspect, laminate flooring, radiator, power points

BEDROOM TWO

11'8 x 11'6 (3.56m x 3.51m)

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

KITCHEN

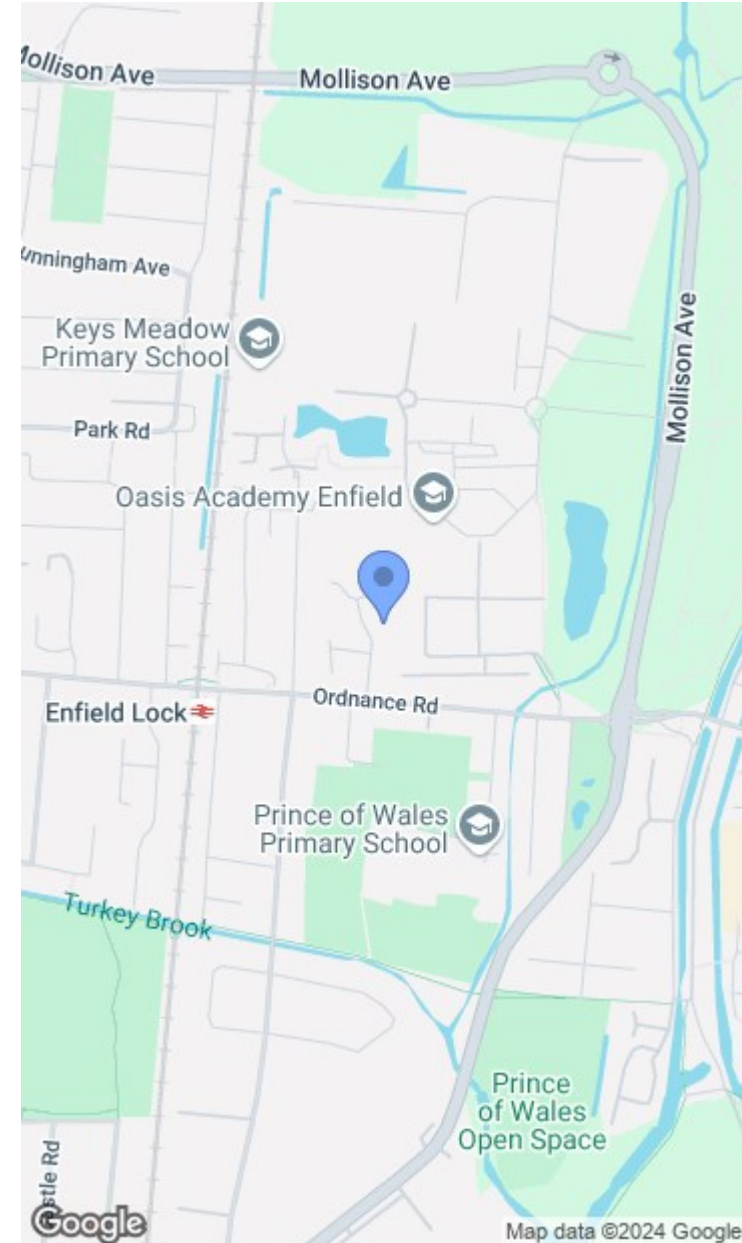
11'8 x 6'5 (3.56m x 1.96m)

With double glazed window to side aspect, tiles flooring, integrated cooker with gas hob, hooded extractor fan, tiled splash back walls, wall and base units, drainer unit sink with mixer tap, power points

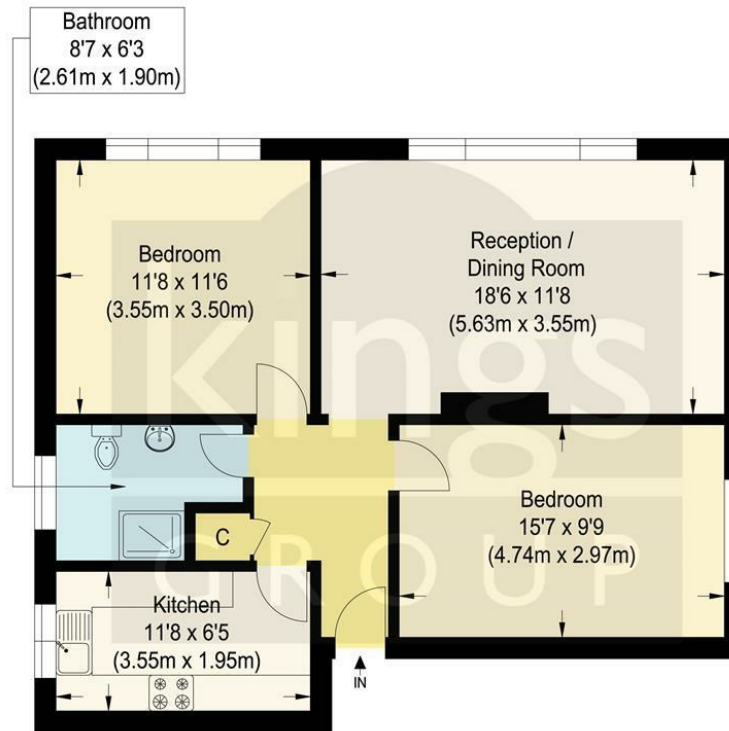
BATHROOM

8'7 x 6'3 (2.62m x 1.91m)

With frosted window to side aspect, fully tiled, shower cubicle, low level WC, wash basin with vanity unit under, heated towel rail







Ground Floor

Bridle Close

Approximate Gross Internal Floor Area : 65.90 sq m / 709.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

