



**59 Cunningham Avenue, Enfield Highway
Offers In Excess Of £425,000 Freehold**



59 Cunningham Avenue, Enfield Highway

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

020 8805 5959
www.kings-group.net

KINGS GROUP are delighted to offer this Three-Bedroom House in Freezy Water, Enfield, offered CHAIN FREE. This well-presented three-bedroom house, nestled in the sought-after turning.

Upon entering, the ground floor boasts a bright and spacious lounge/dining room, perfect for family gatherings and entertaining guests. With a fitted kitchen, providing ample storage and countertop space. There's also the convenience of a separate utility room and a downstairs WC for added functionality.

Upstairs, you'll find three generously sized bedrooms, offering plenty of space for a growing family. Large shower room, and the home benefits from double glazing and gas central heating throughout.

Externally, the property features both a front and rear garden, providing outdoor space for relaxation or potential landscaping projects.

This home presents a fantastic buy-to-let opportunity, with an estimated rental income of £24,000-£25,000 per annum, making it a solid investment as well as a great family residence.

With its prime location in Freezy Water, close to local amenities, schools, and transport links, this property is a must-see.

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

With double glazed window to front aspect, with carpeted flooring, stairs leading to first floor,

RECEPTION ROOM 15'9 x 14'3 (4.80m x 4.34m)

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

KITCHEN / DINER 13'3 x 9'2 (4.04m x 2.79m)

With double glazed window to front and side aspect, tiled flooring, wall and base units with roll top work surfaces, integrated cooker with electric hob, tiled splash back walls, drainer unit sink with mixer taps, radiator, built in storage cupboard, door leading to utility room

UTILITY ROOM 10'9 x 5'10 (3.28m x 1.78m)

With double glazed window to side aspect, plumbing for washing machine, power points

WC 3'6 x 2'9 (1.07m x 0.84m)

GARDEN 39'9 (12.12m)

With side access, fence panels, plant and shrub borders, paved path, shed

FIRST FLOOR LANDING

With storage cupboard, carpeted flooring, power points

BEDROOM ONE 9'4 x 7'11 (2.84m x 2.41m)

With double glazed window to front aspect, storage cupboard, carpeted flooring, coved textured ceiling, radiator, power points

BEDROOM TWO 13'1 x 12'1 (3.99m x 3.68m)

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

BEDROOM THREE 12'1 x 8'7 (3.68m x 2.62m)

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

SHOWER ROOM 7'9 x 5'5 (2.36m x 1.65m)

With double glazed window to side aspect,



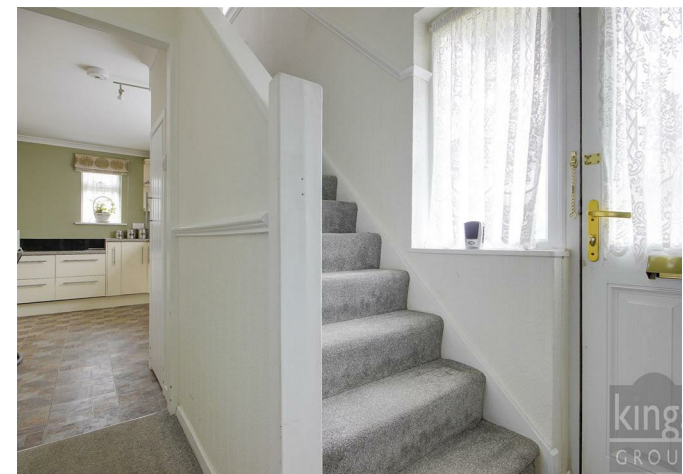
Ground Floor

First Floor

Cunningham Avenue, EN3

Approximate Gross Internal Floor Area : 83.50 sq m / 898.78 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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