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**Burncroft Avenue, Enfield, EN3 7JH**  
**Offers In Excess Of £410,000**

- Two Bedroom Two Bathroom Freehold Terraced House
- A Well Presented and Maintained Property
- Double Glazed Windows & Gas Central Heating
- Great Access into Tottenham Hale & London Liverpool Street
- An Ideal First Time buy or a Buy to let Opportunity

- Off Street Parking via Driveway
- Ground Floor Cloakroom & First Floor Bathroom
- Close Proximity to all local Shops & Amenities
- Spacious Bedrooms and Rooms
- NFOPP Accredited Agents and ceMAP Mortgage Advisors

**\*\*VIEWING DAY SATURDAY 12th OCTOBER VIA BOOKED APPOINTMENTS ONLY\*\***

KINGS GROUP proudly offer, nestled in the charming Burncroft Avenue of Enfield, this delightful 2-bedroom freehold house waiting to be discovered. Built in the 1980s, this property boasts a generous 839 square feet of space, offering not just 2 bedrooms but also 2 bathrooms, a cosy lounge, and a spacious kitchen/diner with ample storage.

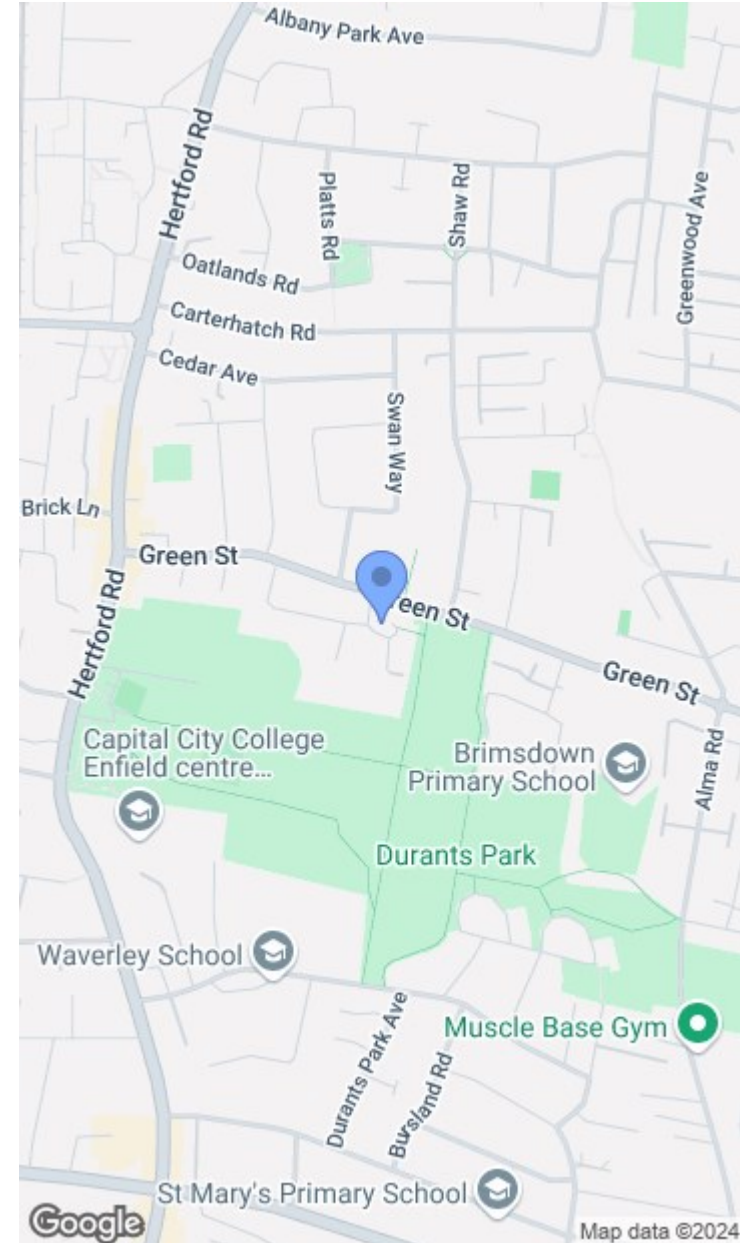
Freehold  
 Potential rental income PM £1900  
 Council Band D  
 EPC Band D

Impeccably maintained and in modern condition throughout, this house is a blank canvas for those with a vision. The potential for a rear and loft extension opens up exciting possibilities for personalisation and expansion, allowing you to truly make this house your own.

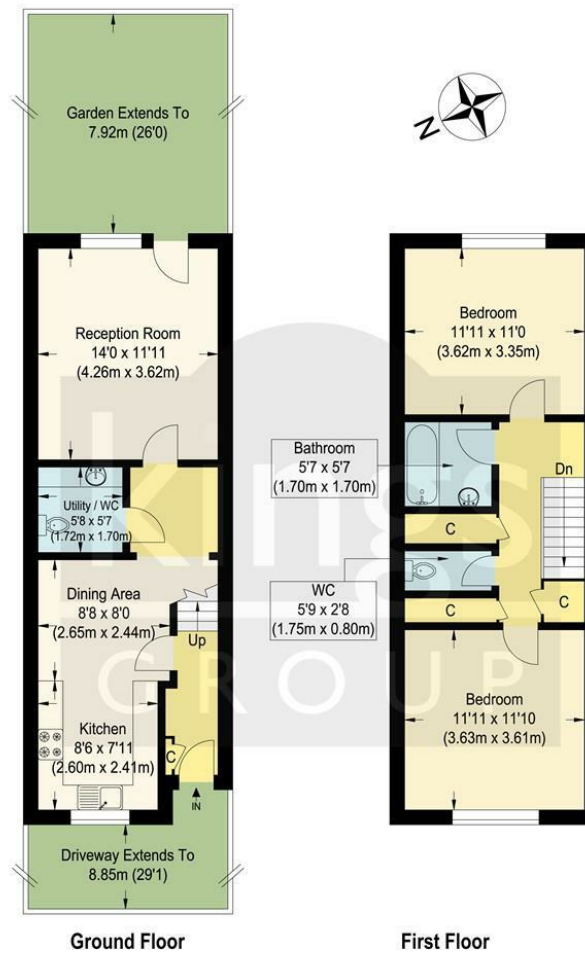
Convenience is key with this property, as it is conveniently located near Brimsdown, Ponders End, and Southbury stations, all providing easy access to LONDON Liverpool Street within 25 minutes. Imagine the ease of commuting or exploring the city from this prime location.

With a private drive and garden, this house offers the perfect blend of indoor and outdoor living. Whether you're looking to relax in your own green oasis or entertain friends and family, this property caters to all your needs.

Motivated vendor; 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.







Ground Floor

First Floor

**Burncroft Avenue, EN3**

Approximate Gross Internal Floor Area : 81.10 sq m / 872.95 sq ft

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

