



www.kings-group.net

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

Dairy Close, Enfield, EN3 6PS
Offers In The Region Of £245,000

- **KINGS GROUP LLP OFFER**
- **TWO FLATS IN THE BUILDING**
- **485 SQUARE FEET IN SIZE**
- **NEAR TURKEY STREET, WALTHAM CROSS AND ENFIELD LOCK STATIONS**
- **SOLD WITH NO ONWARD CHAIN**
- **ONE BEDROOM PURPOSE-BUILT PROEPRTY**
- **WELL PRESENTED AND MAINTAINED**
- **BUILT CIRCA 2012**
- **CLOSE PROXIMITY TO AMENITIES AND STATIONS**
- **NFOPP ACCREDITED AGENTS & CEMAP MORTGAGE ADVISORS**

KINGS GROUP are proud to present this well-maintained and beautifully presented ONE DOUBLE BEDROOM property, located in the highly desirable Turkey Street location.

This home boasts a spacious reception room and a modern kitchen diner, complete with a BALCONY—perfect for relaxing and entertaining. The property also features a bright, three-piece bathroom, a large bedroom with a built-in wardrobe, access to the loft, ample storage and a spacious hallway that floods the home with natural light, creating a warm and airy atmosphere.

An ideal opportunity for first-time buyers or those seeking a solid buy-to-let investment, this property offers comfortable living in a prime location. Turkey Street station is just a short walk away, providing direct access to Tottenham Hale for convenient commuting and connections to Central London.

Leasehold
Term 112 Years
Service Charge including Ground Rent PM £160.60
Council Tax Band C
EPC Band B

FRONT DOOR LEADING TO:

RECEPTION ROOM / KITCHEN

15'7" x 14'8" (4.75m x 4.47m)

With double glazed window to front aspect, laminate flooring, integrated cooker with electric hob, hooded extractor fan, sink with drainer unit, wall and base units with roll top work surfaces, spotlights, radiator, doors leading to balcony

ENTRANCE HALLWAY

With laminate flooring, radiator, storage cupboards

BEDROOM

11'10" x 9'7" (3.61m x 2.92m)

With double glazed window to rear aspect, laminate flooring, built in wardrobe, power points

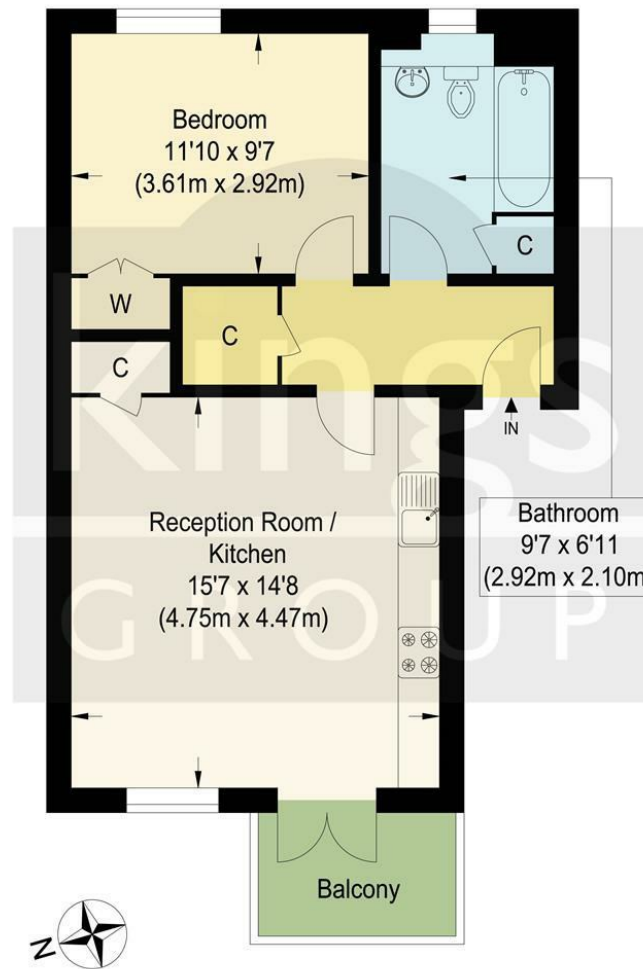
BATHROOM

9'7" x 6'11" (2.92m x 2.11m)

With tiled flooring, panel enclosed bath with shower attachment, pedestal wash basin with mixer taps, low level WC, storage cupboard







Dairy Close, EN3

Approximate Gross Internal Floor Area : 46.90 sq m / 504.82 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

