



**[www.kings-group.net](http://www.kings-group.net)**

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Enfield Highway EN3 5AZ  
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**Crest Drive, Enfield, EN3 5QD**  
**Offers In The Region Of £410,000**



- Nfopp Accredited Agents and ceMAP Mortgage Advisors
- Freehold Tenure
- Council Band C
- 1930's Styled Home
- Double Glazed Windows

KINGS GROUP offer to the market this delightful two-bedroom terraced house, ideally located just off Hertford Road in Enfield. Offered with no onward chain, this property presents an excellent opportunity for both first-time buyers and investors looking for a buy-to-let option.

The home features off-street parking for your convenience, along with a spacious lounge perfect for relaxation and entertaining. The kitchen and dining room provide a bright, functional space that seamlessly combines cooking and dining, while the first-floor bathroom ensures easy access for all. Double glazing throughout keeps the home cozy and energy-efficient, complemented by gas central heating for comfort all year round.

This property is perfectly situated for those who appreciate local amenities, with an array of shops and services just a stone's throw away. For commuters, Turkey Street station is nearby, offering direct access to London Liverpool Street, making your daily travels a breeze.

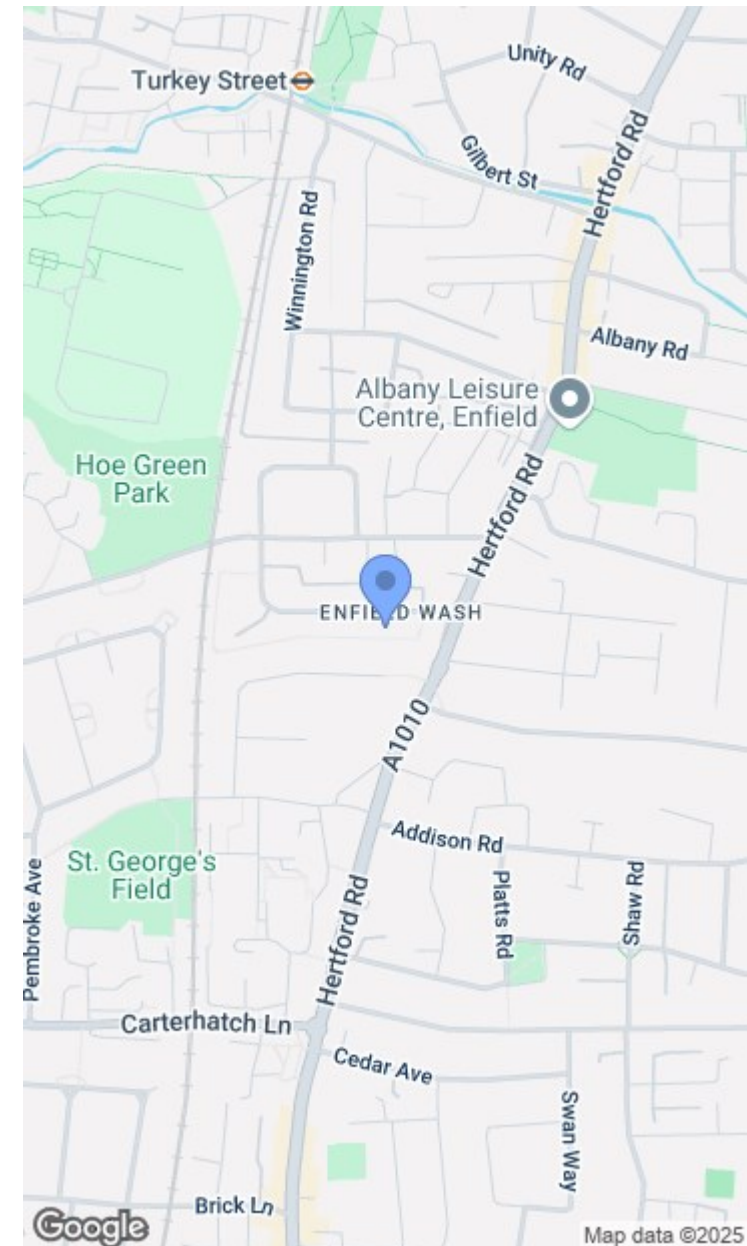
Freehold  
Potential Rental Income £1950 PCM  
Council Band C  
EPC Band C  
Standard Construction  
Low Flood Risk

#### BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the

services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £50 plus VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

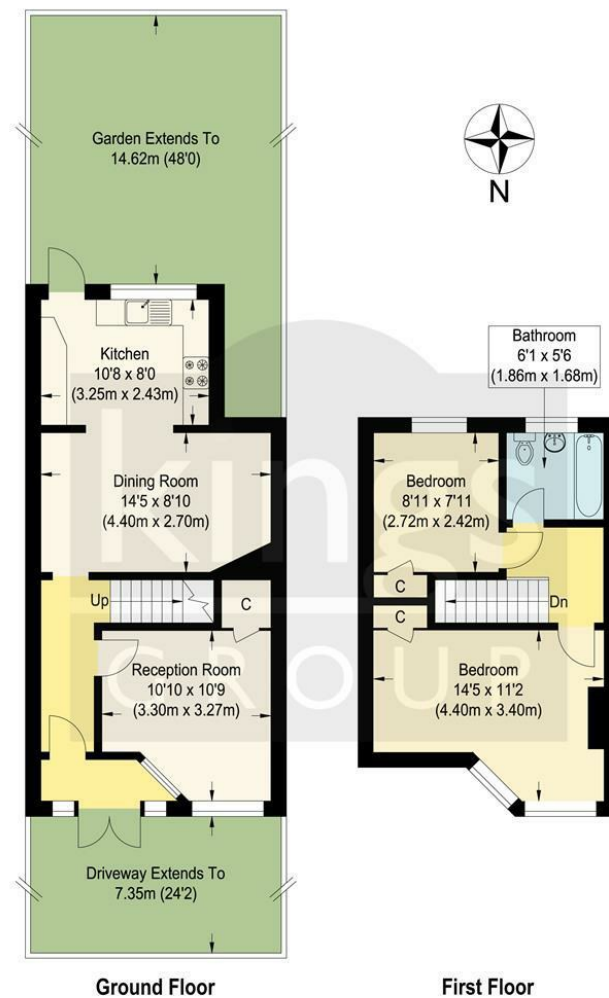
- Two Bedroom House
- Off Street Parking via Driveway
- Energy Performance Rating C (70)
- Closeby To Turkey Street and Enfield Lock Stations
- Chain Free Property Sale











### Crest Drive, EN3

Approximate Gross Internal Floor Area : 69.60 sq m / 749.16 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire  
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