



www.kings-group.net

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Enfield Highway EN3 5AZ
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Arnold Avenue East, Enfield, EN3 6JB
Offers In The Region Of £530,000

- Detached Bungalow
- Potential for Further Development STP
- Close Proximity to Enfield Lock Train Station
- Offered Chain Free
- An Ideal Family Home or a Buy to Let Opportunity

KINGS GROUP introduce a rarely available DETACHED BUNGALOW situated at the end of a peaceful cul-de-sac in Enfield Lock, just off Aldridge Avenue. This charming home is conveniently located near the River Lea and is close proximity to Enfield Lock station, offering easy access to London Liverpool Street & Tottenham Hale. The property offers excellent potential for extension or development, subject to obtaining the necessary planning permission.

Boasting off-street parking for 2-3 cars, this bungalow offers a fully detached layout, ensuring privacy and space. Inside, you'll find a bright and spacious kitchen diner, perfect for family meals and entertaining. The home also features double glazing throughout and benefits from gas central heating for year-round comfort.

The property's spacious rear garden provides an ideal outdoor space, while the conservatory offers an additional area to relax and enjoy the surroundings. We highly recommend viewing this property to fully appreciate its potential.

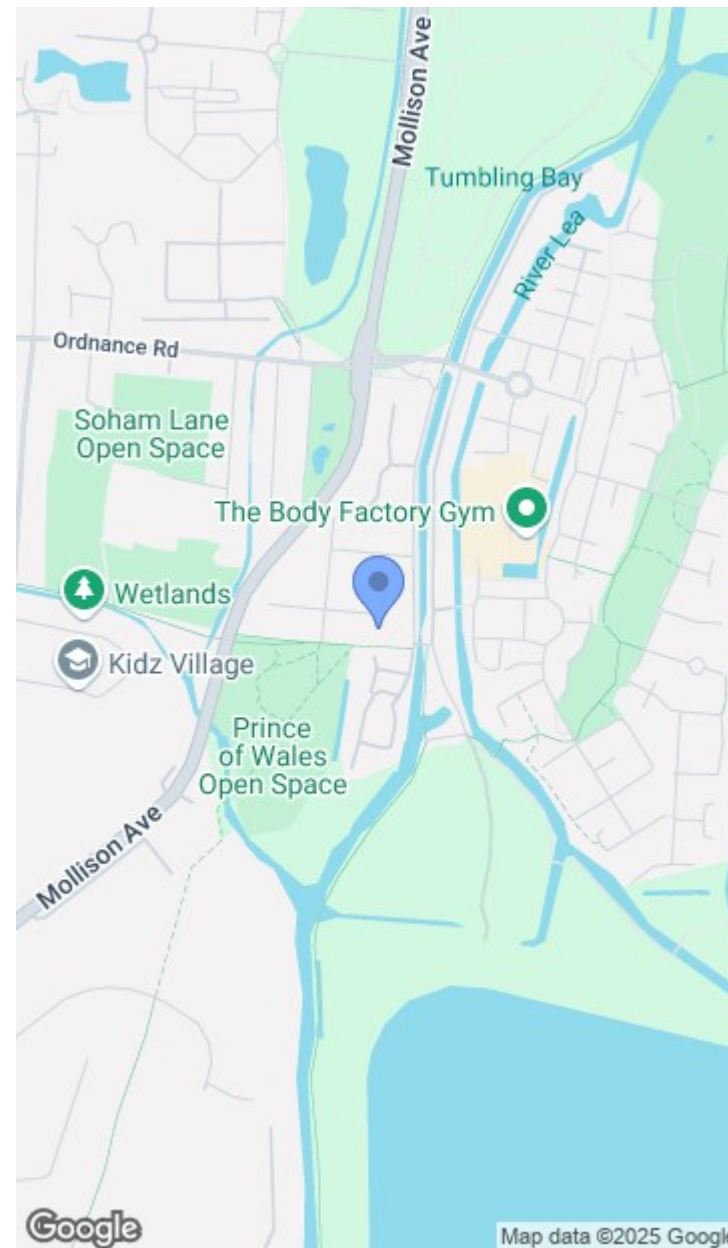
BUYERS INFORMATION

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.

Freehold
Flood Risk Low
Council Tax Band - D
EPC Rating - D

- Off Street Parking
- Double Glazed Windows & Gas Central Heating
- Great Access into Tottenham Hale & London Liverpool Street
- A Rare Addition to the Market







Ground Floor

Arnold Avenue

Approximate Gross Internal Floor Area : 143.30 sq m / 1542.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

