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Park Terrace, Bell Lane, Enfield, EN3 5EU
Offers In The Region Of £535,000

- Nfopp Accredited Agents & ceMAP Mortgage Advisors
- 3 Bedrooms and 2 Bathrooms
- Facing down Greenery/Fields
- Loft Fully Boarded & Insulated
- Potential Rental Income Monthly of £2400

Kings Group LLP welcome to Market, Park Terrace, Bell Lane, Enfield - a charming semi-detached house built in the 1960s that offers a delightful living experience. This property boasts two reception rooms, three well-proportioned bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated in a peaceful neighbourhood, this property offers a serene environment with picturesque views of fields and greenery. The front and rear gardens provide a perfect setting for outdoor relaxation or entertaining guests. Additionally, the storage area leading into the garage offers convenience and extra space for your belongings.

The house features a new boiler installed just 5 years ago, ensuring efficient heating throughout. With a freehold tenure, you can enjoy ownership of this lovely home without any leasehold restrictions. The property is in good condition overall, with spacious bedrooms and a layout that maximises functionality.

Spanning 1,216 sq ft, this home offers a generous living space for you and your family to enjoy. The property's age adds character and charm, with a touch of nostalgia from the 1960s. The easy access to the garage from the side road or via the garden add to the convenience of this property.

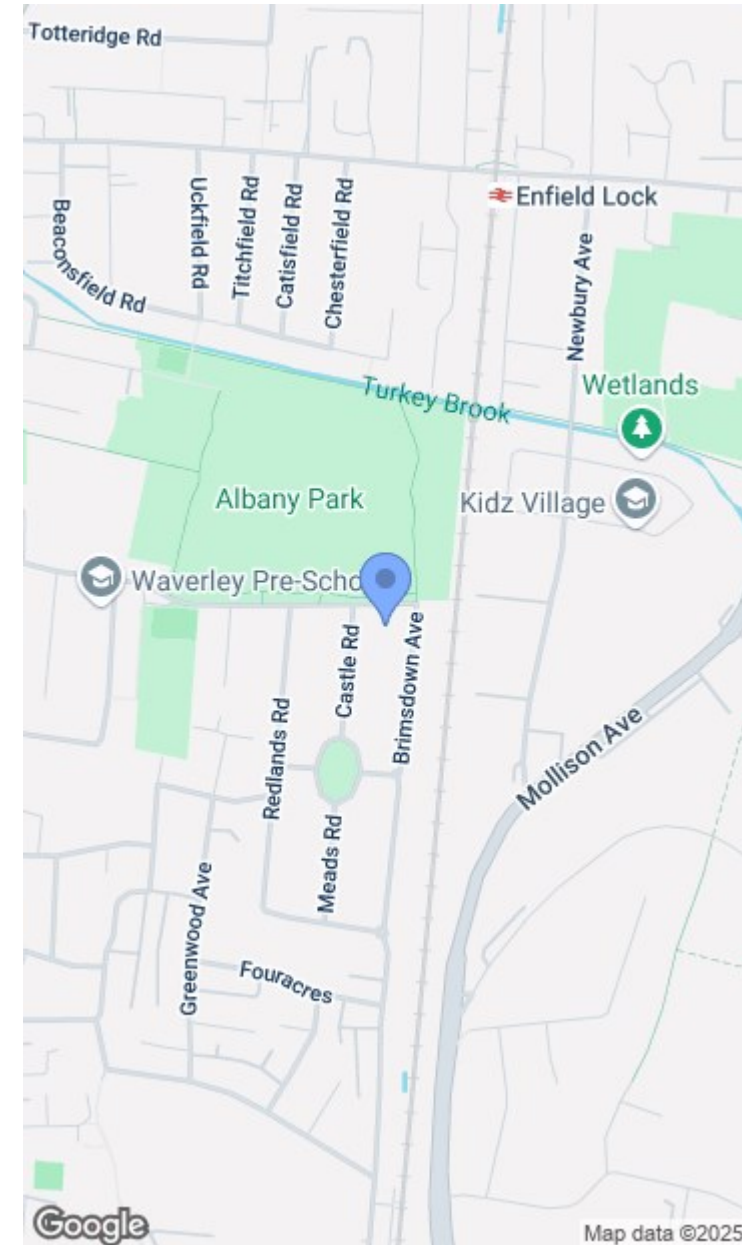
With an Energy Performance Certificate rating of Band D and Council Tax Band C, this home is not only comfortable but also energy-efficient. For those considering investment opportunities, the potential rental income of £2400 per month makes this

property an attractive choice. Additionally, the property is conveniently located near Brimsdown, Enfield Lock, and Waltham Cross stations, providing easy access to Tottenham Hale, Seven Sisters, and London City, perfect for commuters and explorers alike.

Nfopp Accredited Agents & ceMAP Mortgage Advisors, we are able to assist you throughout this property journey.

Freehold Property
Potential Rental income PM £2,400
Potential Rental income PA £28,800
Council Band C
EPC Band D

- Freehold Semi Detached
- Garage and Storage Area
- Ideal for Families or Investors with Vision for Scope
- Council Tax Band C & EPC Band D
- Well Maintained and Presented throughout with New Boiler







Bell Lane

Approximate Gross Internal Floor Area : 99.30 sq m / 1068.85 sq ft
(Excluding Outbuilding & Garage)

Outbuilding Area : 12.80 sq m / 137.77 sq ft

Garage Area : 13.50 sq m / 145.31 sq ft

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

