



www.kings-group.net

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

Cowland Avenue, Enfield, EN3 7DH
Offers In Excess Of £460,000

- Two Bedroom End Of Terraced House
- Off Street Parking
- Close Proximity to all local Shops & Amenities
- Potential Rental income of £21,000-£22,000PA

- Situated Within a Sought After Location
- Offered Chain Free
- Double Glazed Windows
- Modern Open Plan Kitchen

Kings Group nestled in a sought-after turning, this well-presented and maintained two/ three bedroom end-of-terrace house is offered CHAIN FREE and offers an incredible opportunity for buyers. Located just a short distance from all local shops and amenities, it's perfect for those who value convenience, with Brimsdown Train Station and Southbury Station nearby, both offering direct access into London Liverpool Street.

The property boasts a spacious lounge/dining room, offering a perfect space. The modern open-plan kitchen is stylish and functional, making meal preparation a breeze. On the ground floor, you'll find a versatile bedroom, which can also serve as a home office or guest room, along with a convenient shower room. The first floor is home to two well-sized bedrooms, alongside a family bathroom.

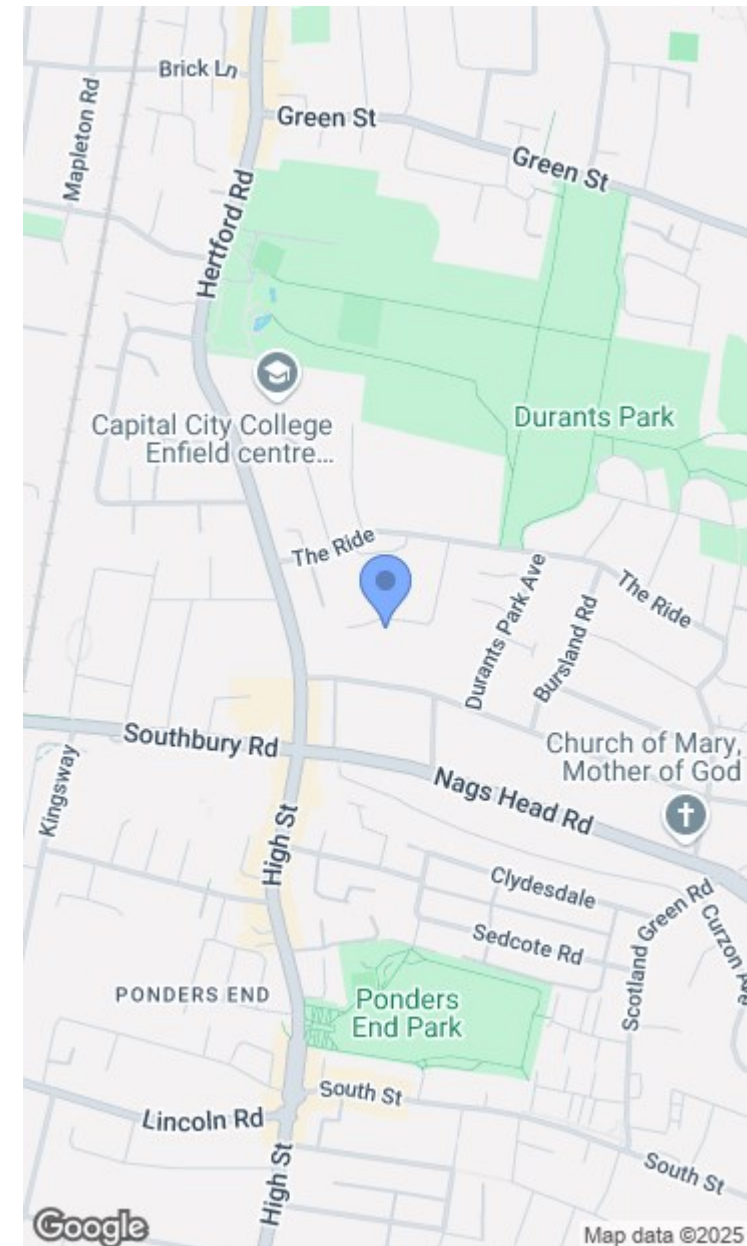
The house is complete with double-glazed windows and electric heating, ensuring a comfortable, energy-efficient living environment. Whether you're looking for a buy-to-let opportunity or a family home, this property is a fantastic choice.

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
Standard Construction - Brick and Tiled
Flood Risk Low
Council Tax Band D
EPC Rating E







Cowland Avenue

Approximate Gross Internal Floor Area : 89.70 sq m / 965.52 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire
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