



www.kings-group.net

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

Larmans Road, Enfield, EN3 6QN
Offers In The Region Of £525,000

- Nfopp accredited agents and ceMAP mortgage advisors
- Off street parking via double driveway
- Closeby to Waltham Cross, Enfield Lock and Turkey Street stations
- EPC band D and Council band C
- Four piece modern bathroom

KINGS GROUP offer on Larmans Road this charming area of Enfield, a splendid end of terrace house, built in the 1930s, offers a delightful blend of character and modern living. Spanning an impressive 1,270 square feet, this extended property boasts four well-proportioned bedrooms, making it an ideal home for families or a promising investment opportunity for those considering HMOs/Buy to Lets.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The two toilets and bathroom ensure convenience for busy households, while the generous layout allows for comfortable living.

The property benefits from off-street parking via a driveway, a valuable feature in this sought-after location. With excellent transport links nearby, including Waltham Cross, Turkey Street, and Enfield Lock stations, commuting to Tottenham Hale and London Liverpool Street is both easy and efficient.

This home is offered CHAIN-FREE, allowing for a swift and seamless conveyance to the new owner. Additionally, it holds an EPC rating of band D and falls under council tax band C, making it an attractive option for potential buyers.

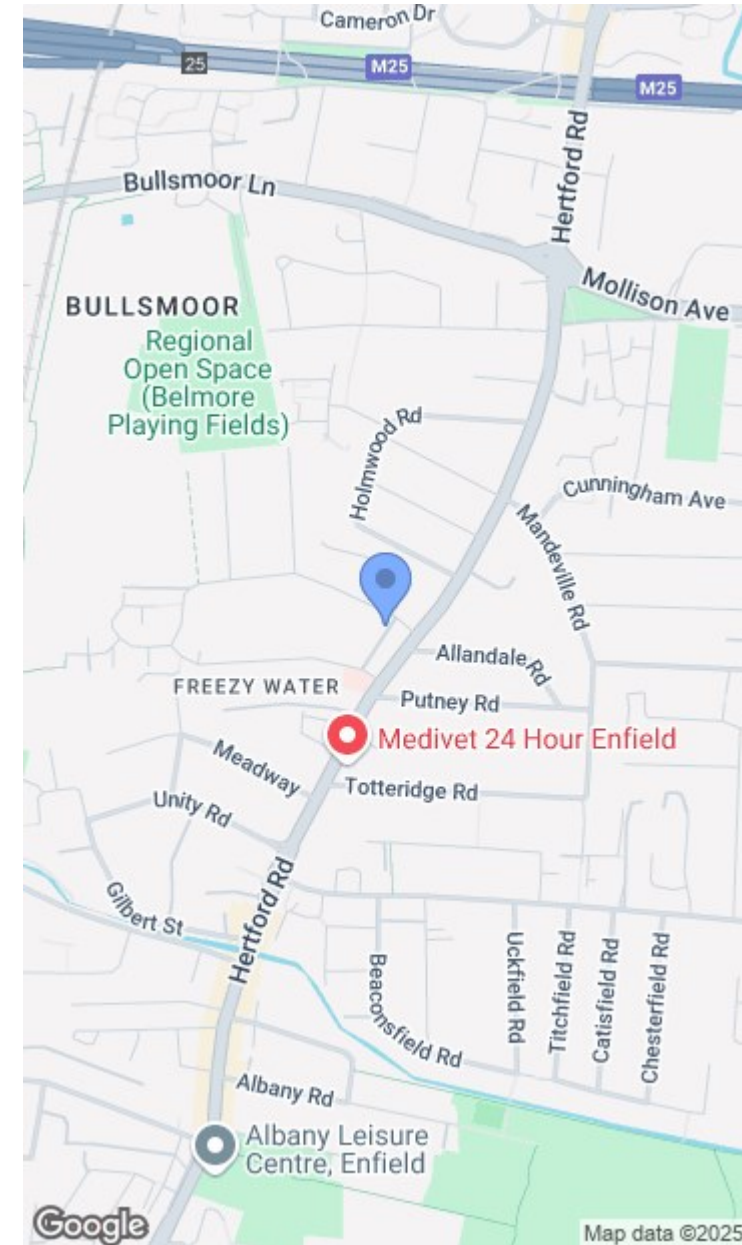
BUYERS INFORMATION

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
Potential rental income PCM £2500
Council band C
EPC band D
Standard construction
Low flood risk

- Freehold 1930s double-fronted property
- End of terrace situated just off the Hertford Road
- Potential rental income of £2500 PCM
- Gas central heating and double glazed windows
- Chain Free and Vacant Possession







Larmans Road

Approximate Gross Internal Floor Area : 119.0 sq m / 1280.90 sq ft
(Excluding Outbuilding)

Outbuilding Area : 6.0 sq m / 64.58 sq ft

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

