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

Windsor Road, Enfield, EN3 6RF  
Offers In The Region Of £440,000

- Three bedroom house
- Cul de sac road/location
- Kitchen rear extension
- Nearby to Hertford Road/A1010
- Gas central heating

Kings Group offer situated on Windsor Road in Enfield, this charming 1930s house presenting an excellent opportunity for both families and investors alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house boasts modern conveniences, including gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. The property is also enhanced by off-street parking and a driveway, providing added convenience for residents and visitors.

With an Energy Performance Certificate (EPC) rating of band C, this home is not only stylish but also energy-efficient, making it a sensible choice for the environmentally conscious buyer. Additionally, the council tax band D classification offers a reasonable financial commitment for potential homeowners.

Importantly, the property is chain-free and available for vacant possession, allowing for a smooth transition for the new owners. This delightful house on Windsor Road is a rare find, combining classic charm with modern amenities in a desirable location.

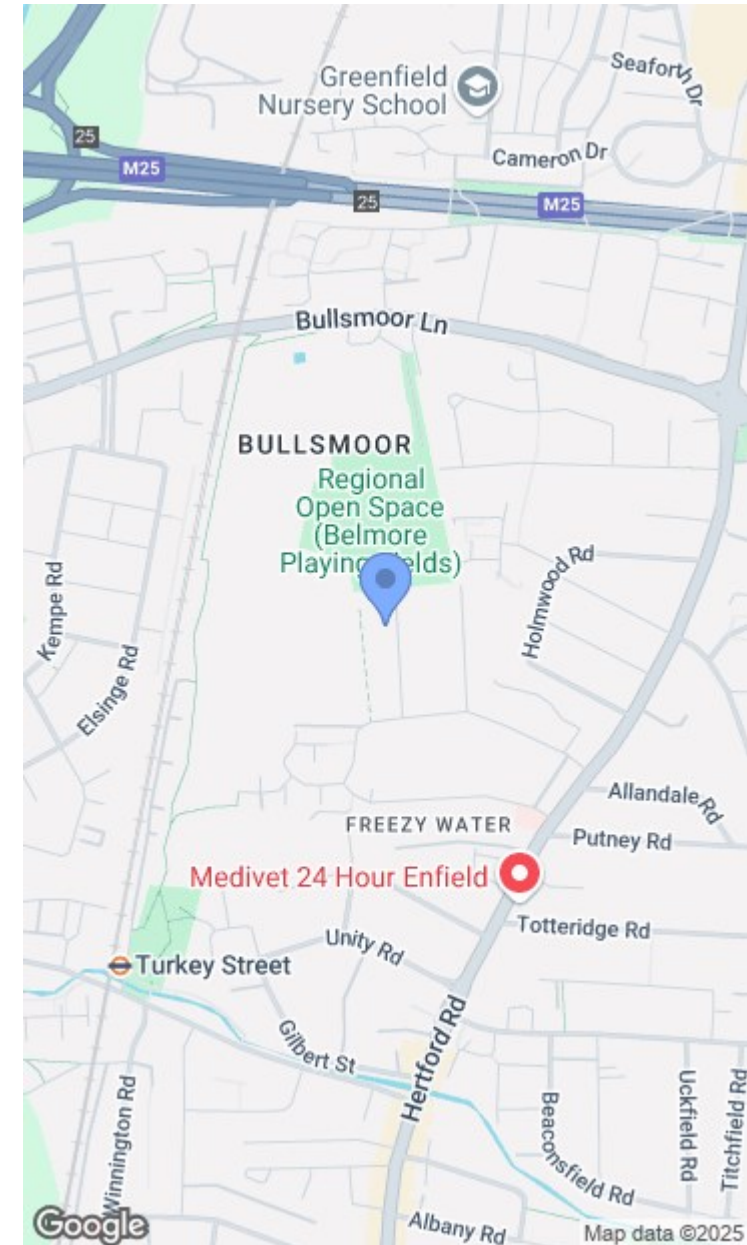
#### BUYERS INFORMATION

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.

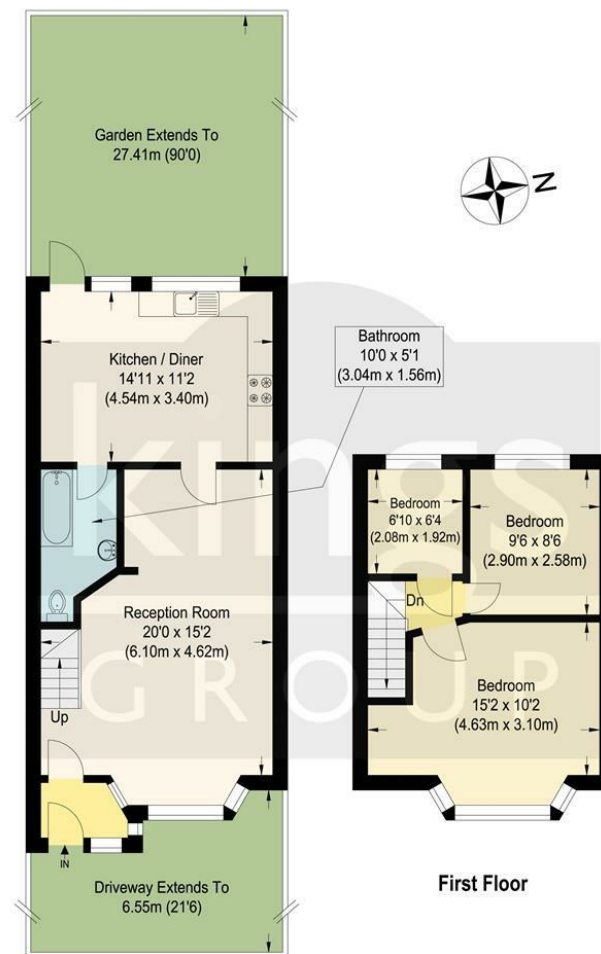
- Off street parking via driveway
- 1930s build
- Close proximity to Waltham Cross, Enfield Lock & Turkey Street stations
- Sold with vacant possession
- Chain free

They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 inc 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 £2150  
Council band D  
EPC Band C  
Standard construction  
Low flood risk







Ground Floor

## Windsor Road, EN3

Approximate Gross Internal Floor Area : 77.50 sq m / 834.20 sq ft

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

