



www.kings-group.net

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

The Sunny Road, Enfield, EN3 5EQ
Offers In Excess Of £450,000

- Three Bedroom Freehold 1930's House
- Off Street Parking
- Offered CHAIN FREE
- Great Access into both Tottenham Hale & London Liverpool Street
- First Floor Bathroom

KINGS GROUP are pleased to present this charming three-bedroom terraced house, located in a highly sought-after turning. Offered CHAIN FREE, this property presents an excellent opportunity for both families looking for a new home and investors seeking a promising buy-to-let property.

The ground floor of the property boasts a spacious lounge/dining room, perfect for family gatherings and entertaining. The property has been extended to provide a fitted kitchen, offering plenty of space for cooking and storage, and a conservatory that floods the space with natural light, creating a bright and airy feel throughout.

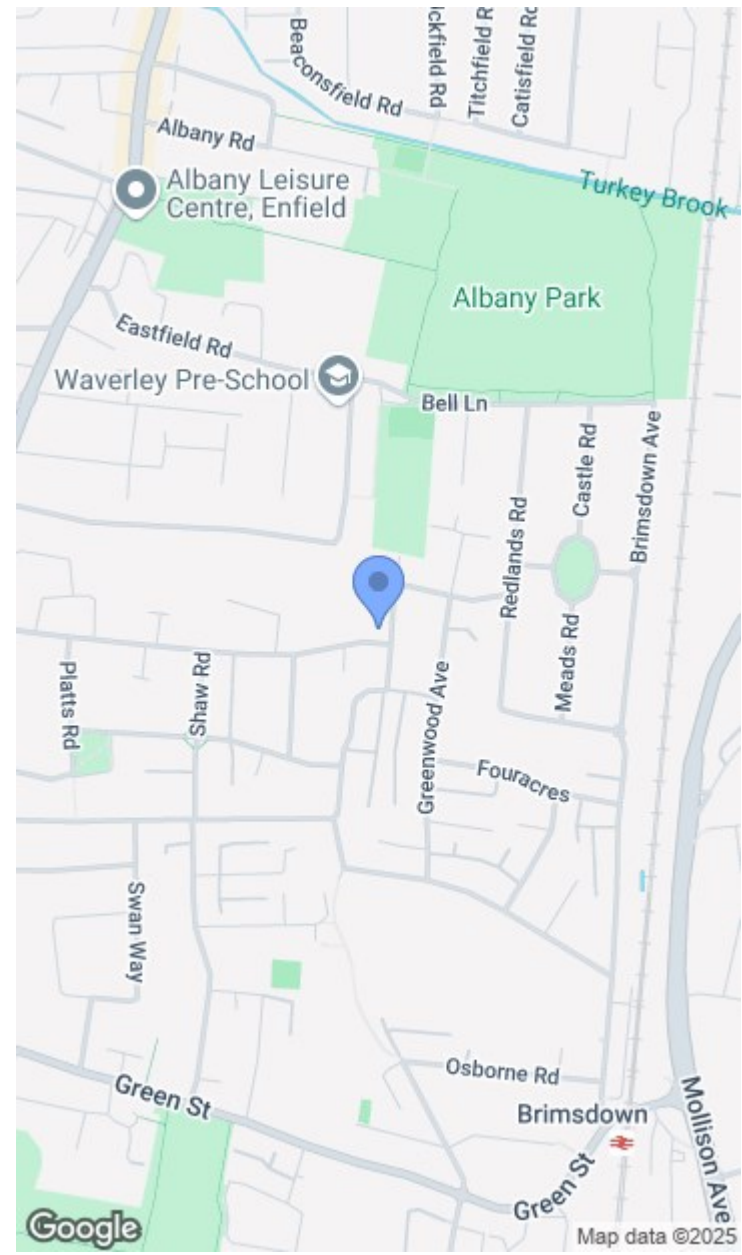
Upstairs, the first floor features spacious bedrooms that offer plenty of room for relaxation and personal space. The first-floor bathroom is well-proportioned and offers convenience for the entire household.

Externally, the property benefits from a rear garden complete with a summer house, providing a peaceful outdoor retreat or potential for additional uses such as a home office or studio. To the front of the property, there is ample off-street parking, ensuring convenience for you and your guests.

Being in close proximity to a wide range of local shops and amenities. Brimsdown train station is just a short distance away, providing direct access to Tottenham Hale and London Liverpool Street, making it ideal for commuters. This property is an ideal choice for those looking for a comfortable family home or a buy-let-opportunity.

Freehold
Chain Free
Potential Rental Income of £2300 PCM
Standard Construction Brick/Tiled
Low Flood Risk
Council Band C
EPC Band D

- A Spacious Lounge/Dining Area
- Summer House
- Close Proximity to all local Shops & Amenities
- Potential Rental Income of £2300 PCM
- An Ideal Family Home or a Buy to Let Opportunity







The Sunny Road, EN3

Approximate Gross Internal Floor Area : 107.10 sq m / 1152.81 sq ft
(Excluding Summer House)

Summer House Area : 22.50 sq m / 242.18 sq ft

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

