



**[www.kings-group.net](http://www.kings-group.net)**

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

**Boleyn Avenue, Enfield, EN1 4HR**  
**Offers In The Region Of £450,000**



- Three Bedroom Tunnel Linked Terraced House
- Offered Chain Free
- Potential Rental Income of £27,600 Per Annum
- Side Access & Well Presented & Maintained Rear Gardens
- Double Glazed & Gas Central Heating

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

The ground floor features a spacious lounge/dining room, providing a generous space for family living and entertaining. With a fitted kitchen that has potential to extend to the rear, subject to the necessary planning permissions, allowing for further customisation.

Upstairs, the property benefits from a well-appointed first-floor bathroom, along with three comfortable bedrooms. The property is also equipped with double glazing and gas central heating, ensuring comfort and energy efficiency throughout.

Externally, the house offers well-maintained rear gardens with side access, perfect for outdoor relaxation or play. To the front, there is off-street parking, providing convenient parking.

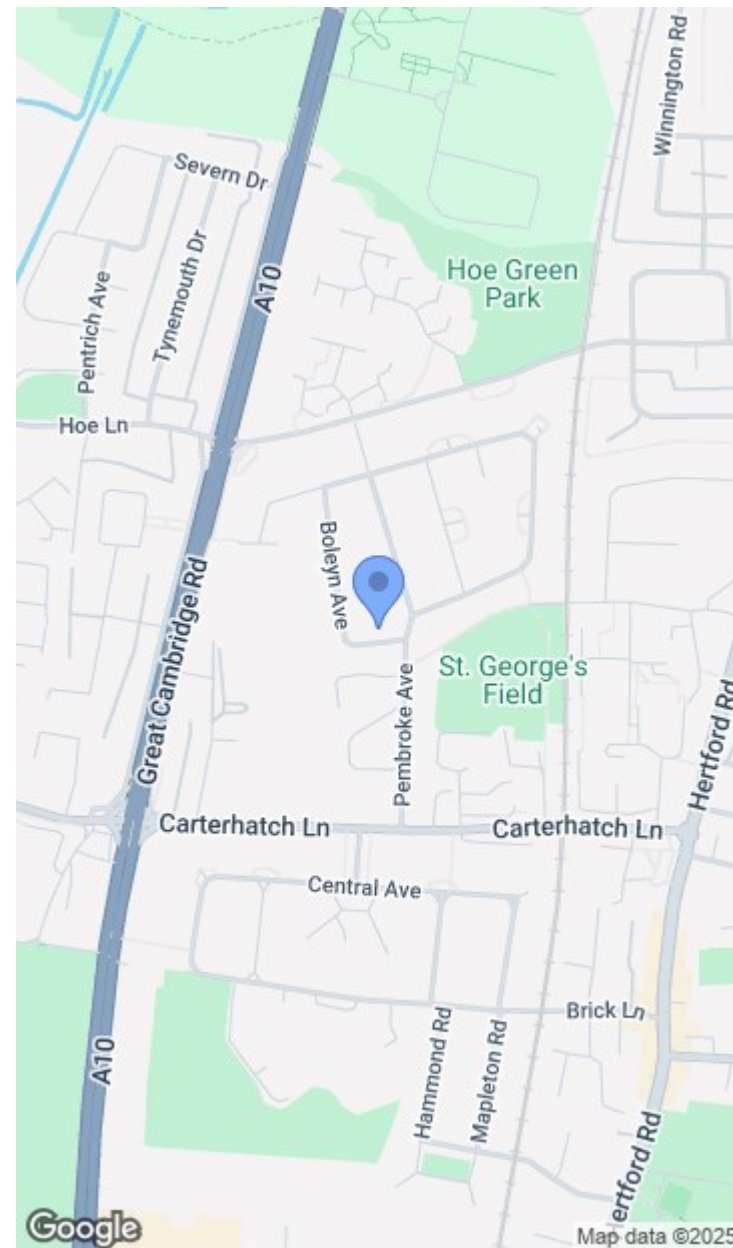
This home offers a fantastic blend of space, potential, and convenience, making it an ideal choice for a family or as a buy-to-let investment. Contact us today to arrange a viewing and take the next step toward making this lovely property yours.

The property is ideally located near a variety of local amenities, including shops, cafés, and supermarkets, providing everything you need for day-to-day living. Public transport options are excellent,

with easy access to the A10.

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

- Off Street Parking
- An Ideal First Time Buy or a Buy to Let Opportunity
- First Floor Bathroom
- Situated In a Sought After Turning
- Close Proximity to all local Shops & Amenities











### Boleyn Avenue, EN1

Approximate Gross Internal Floor Area : 82.90 sq m / 892.32 sq ft

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

