



www.kings-group.net

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

Lincoln Way, Enfield, EN1 1TB
Offers In Excess Of £550,000

- Three Bedroom Freehold Terraced House
- Downstairs & Upstairs Bathroom
- Garage via Rear Service Road & Garden
- Council Band C & EPC Rating C
- Proximity To Ponders End, Southbury, And Enfield Town Stations

KINGS GROUP offer nestled in a sought-after turning just off Lincoln Road, this well-maintained and tastefully upgraded three-bedroom mid-terraced property offering the perfect blend of modern living and family-friendly features.

Upon entering, you are welcomed by a spacious open-plan living and dining area, ideal for both relaxing evenings and entertaining guests. The extended, fully integrated kitchen is a standout feature, complete with a sleek breakfast bar – a perfect spot for casual dining or your morning coffee. A convenient ground floor bathroom adds to the practicality of the layout.

Upstairs, you'll find three generously sized bedrooms, all bright and airy, offering ample space for the growing family. A modern first-floor bathroom serves the bedrooms, while the entire home benefits from double glazing and gas central heating throughout, ensuring comfort all year round.

Outside, the well-maintained rear garden provides an excellent space and an area for hosting summer barbecues. At the rear of the garden sits a versatile summer house complete with shower facilities – ideal for a home office, gym, or guest space. The property also boasts off-street parking, a highly sought-after feature in the area.

Location & Transport:

Situated within easy reach of local amenities, schools, and parks, this property is perfect for families. Commuters will appreciate the proximity to excellent transport links:

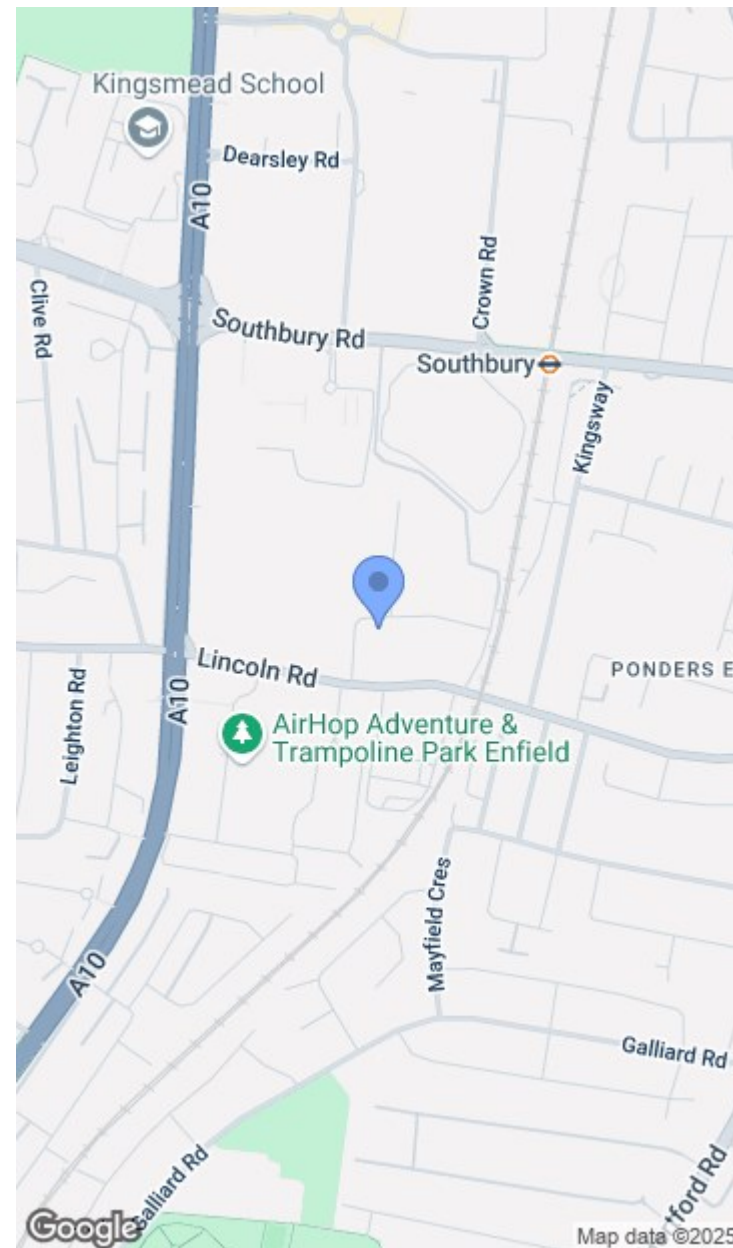
Southbury Station (London Overground) – approx. 0.5 miles

All offer swift access into London Liverpool Street and beyond, making the location ideal for professionals as well.

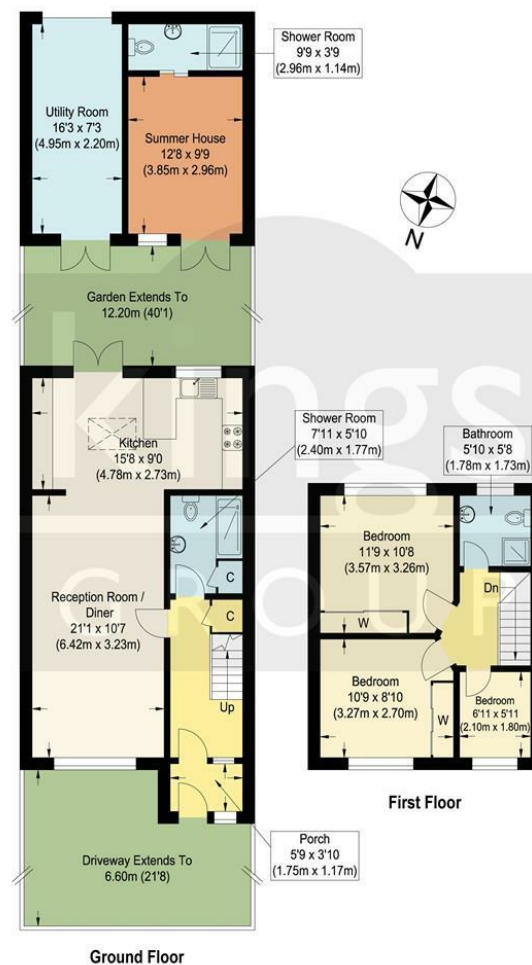
With its immaculate condition, versatile living space, generous bedrooms, and prime location, this property would make an ideal family home. Early viewing is highly recommended to fully appreciate all it has to offer.

Freehold
Standard Construction Brick/Tiled
Council Tax Band C
EPC Band C
Flood Risk Low

- Potential Rental Income of £2,400 PCM
- Gas Fired Boiler & Double Glazed Windows
- Rear Kitchen Extension
- Situated Within The Desirable EN1 London Code
- Wonderful Access into Tottenham Hale, Seven Sisters & Liverpool Street







Ground Floor

First Floor

Lincoln Way, EN1

Approximate Gross Internal Floor Area : 83.30 sq m / 896.63 sq ft
(Excluding Outbuilding)

Outbuilding Area : 27.30 sq m / 293.85 sq ft

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

