



www.kings-group.net

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

Alma Road, Enfield, EN3 7RT
Offers In The Region Of £450,000

- Nfopp accredited agents & ceMAP mortgage brokers
- Proximity to Brimnsdown, Ponders End & Enfield Town stations
- Front and rear gardens
- Garage access via garden and rear service road
- Gas fired boiler & EPC rating C

Kings Group present to market on the charming Alma Road in Enfield, this delightful house offering an excellent opportunity for families and individuals alike. With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The spacious design allows for a comfortable living experience, catering to both relaxation and social gatherings.

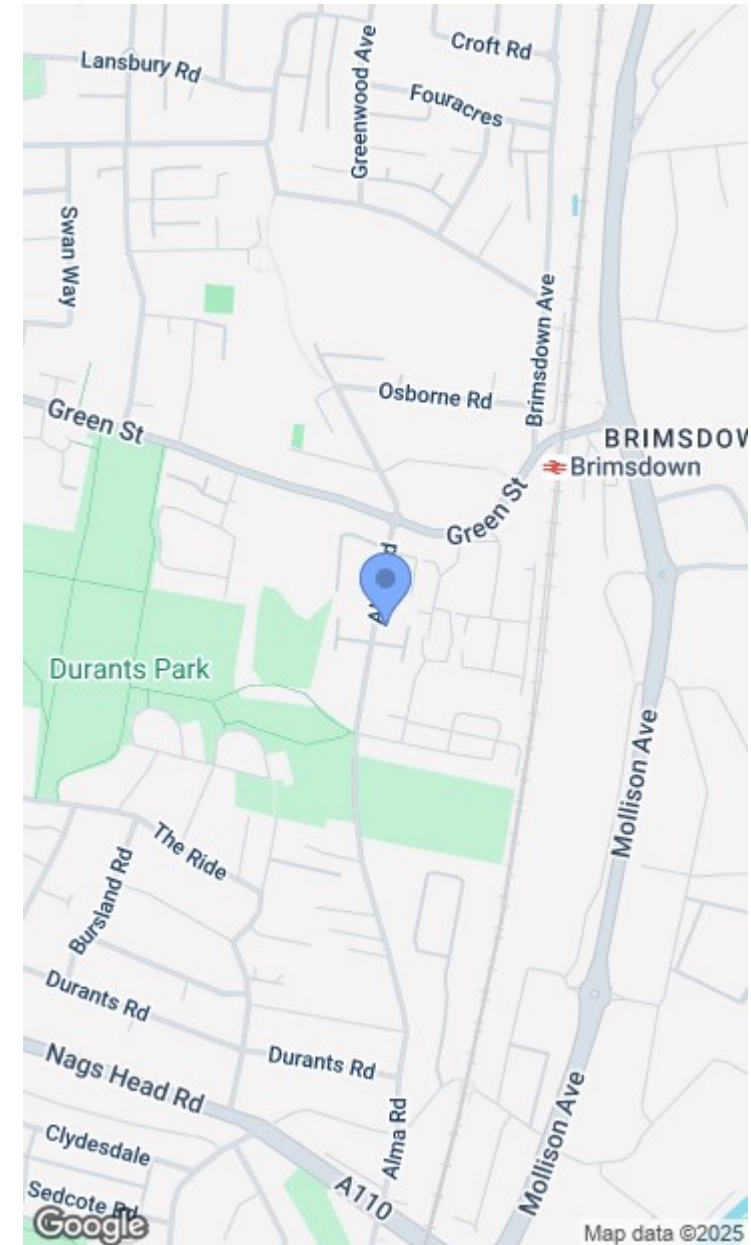
The house features three generously sized bedrooms, providing ample space for rest and personalisation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The single bathroom is conveniently located, ensuring ease of access for all residents.

Set in a desirable location, this property benefits from the vibrant community of Enfield, with local amenities, parks, and schools just a stone's throw away. The area is well-connected, making commuting to central London and beyond a breeze.

This house on Alma Road is not just a place to live; it is a home where memories can be made. Whether you are looking to settle down or invest in a promising property, this residence offers a perfect blend of comfort and convenience.

Freehold
Standard construction
Low flood risk
Council tax band D
EPC rating C

- Three bedroom freehold terraced home
- Potential rental income of £2,300 PCM after refurb
- Potential for off street parking via driveway
- Rear kitchen extension
- Offered to market Chain Free







Ground Floor

First Floor

Alma Road, EN3

Approximate Gross Internal Floor Area : 96.30 sq m / 1036.56 sq ft (Excluding Garage)

Garage Area : 27.30 sq m / 293.85 sq ft

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

