



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 semi-detached family home
- Offered chain free
- Direct access to London Liverpool Street & Tottenham Hale
- Fitted kitchen with direct garden access
- Partially boarded and insulated loft with storage potential

****Open Day Saturday 31st May**** (Via Appointment only) a rare addition to the market, this three-bedroom SEMI DETACHED property offers an excellent opportunity for families and investors alike. Situated within close proximity to a range of local shops and amenities, as well as Brimsdown and Southbury Stations – both offering direct services to London Liverpool Street and Tottenham Hale – this home is perfectly placed for commuters and growing families.

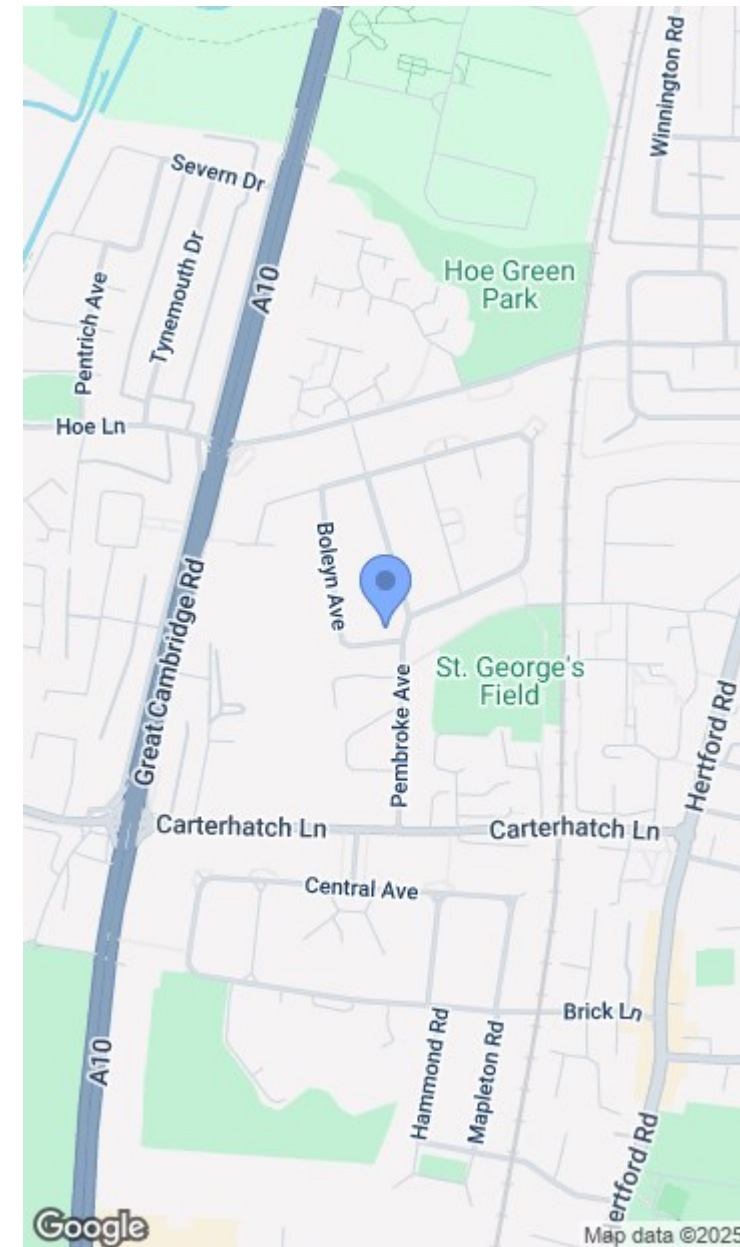
Offered CHAIN FREE the property boasts fantastic potential for further development to the side and rear, subject to the necessary planning permissions, making it ideal for those looking to extend or enhance long-term value.

Internally, the home features a bright and spacious through lounge, a welcoming hallway and landing, a practical fitted kitchen, two generous double bedrooms, and a well-sized single bedroom. Additional benefits include access to a partially boarded and insulated loft, providing ample storage or potential for future conversion (STPP).

The generous rear garden and side access further highlight the scope for extension, making this property not only a wonderful family home, but also a smart long-term investment opportunity.

Freehold
Standard Construction
Low Risk Flood Zone
Council Tax Band D
Awaiting EPC Rating

- Development potential to the side and rear (STPP)
- Excellent transport links via Brimsdown & Southbury Stations
- Spacious through lounge ideal for family living
- Two double bedrooms & one single bedroom
- Close to local shops, schools & everyday amenities







Boleyn Avenue, EN1

Approximate Gross Internal Floor Area : 69.30 sq m / 745.93 sq ft
(Excluding Garage)

Garage Area : 12.10 sq m / 130.24 sq ft

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

