



179 Stoneleigh Avenue, Enfield
Chain Free £650,000 Freehold



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186 Hertford Road, Enfield, London,
EN3 5AZ

020 8805 5959
www.kings-group.net

- Nfopp accredited agents & ceMAP mortgage advisors
- Four-seven bedroom property
- End of terrace Freehold house
- Council Band D & EPC Band TBA
- Double storey side-extension
- Single storey rear extension
- Large private driveway
- HMO potential subject to the usual consents
- Garage in the rear accessed via the garden & side access
- Offered to market chain-free

KINGS GROUP offer on the charming Stoneleigh Avenue in Enfield, this delightful end-terrace house presenting a spacious and comfortable living environment, perfect for families or those seeking ample room to grow. With a generous 1,499 square feet of living space, this property boasts seven well-proportioned bedrooms, providing plenty of space for rest and relaxation.

The house features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The two bathrooms ensure convenience for all residents, making morning routines and family life a breeze. Built between 1950 and 1959, this home combines classic charm with modern potential, allowing you to add your personal touch while enjoying the character of its era.

The location on Stoneleigh Avenue is particularly appealing, offering a friendly neighbourhood atmosphere with easy access to local amenities, schools, and parks. Enfield is known for its vibrant community and excellent transport links, making it an ideal choice for commuters and families alike.

This property presents a wonderful opportunity to acquire a spacious family home in a sought-after area. With its generous living space and prime location, it is sure to attract interest from a variety of buyers.

Freehold
Council Band D
EPC Band TBA
Standard Construction
Low Flood Risk

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Ground Floor

Stoneleigh Avenue

Approximate Gross Internal Floor Area : 139.20 sq m / 1498.33 sq ft (Excluding Garage)

Garage Area : 27.20 sq m / 292.77 sq ft

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



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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