



www.kings-group.net

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Enfield EN3 5AZ
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Dendridge Close, Enfield, EN1 4PL
Offers In The Region Of £425,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Potential rental income of £2,300 PCM
- Well-maintained home, and cherished by family throughout ownership
- Splendid access into Tottenham Hale & London City
- No through-road access (cul-de-sac)

KINGS GROUP present in the desirable Dendridge Close, Enfield, this charming freehold house, built in the 1950s to 1960s, offering an excellent opportunity for both families and investors alike. With three well-proportioned bedrooms and two bathrooms, this property offers ample space for comfortable living.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying family time. Additionally, there is generous room for storage, ensuring that all your belongings can be neatly tucked away. The front of the property boasts a paved driveway, which only requires the curb to be dropped for easy access, enhancing the convenience of off-street parking.

For those considering rental opportunities, this property has a potential rental income of £2,300 per calendar month, making it an attractive investment. The property falls under council tax band D, and the Energy Performance Certificate (EPC) rating is to be advised.

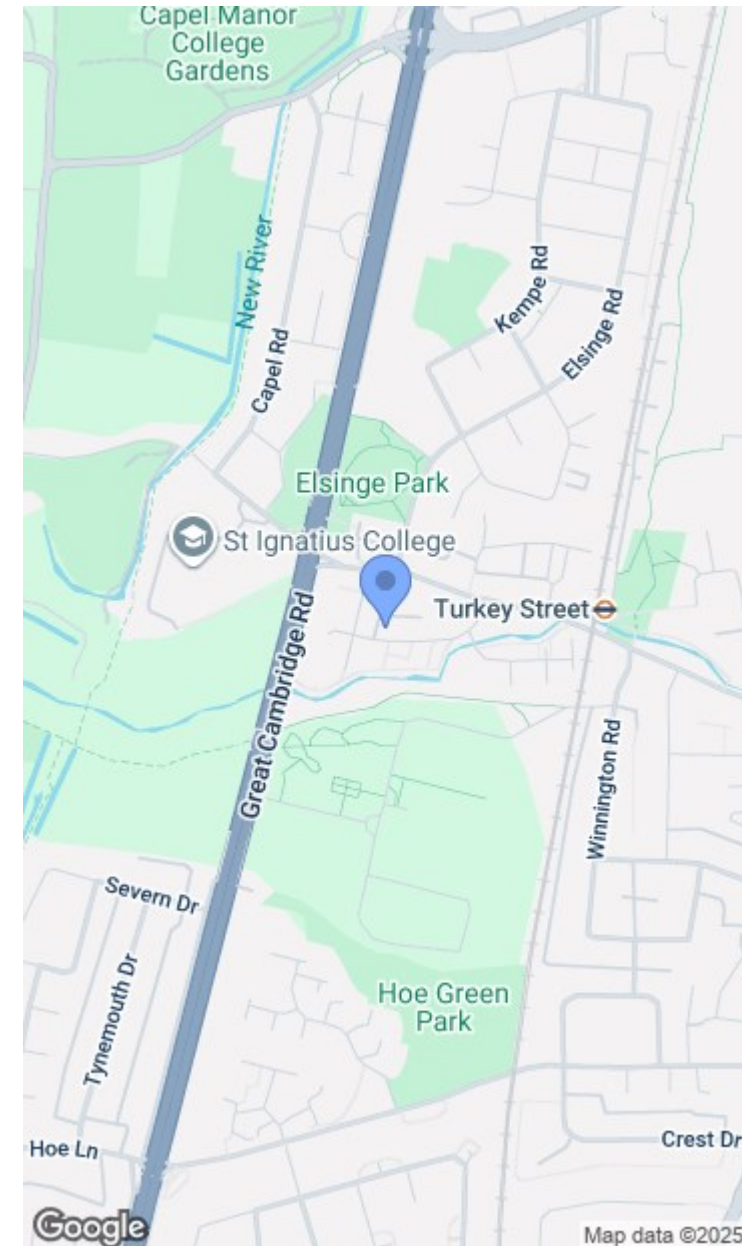
Location is key, and this home is ideally situated close to both Turkey Street and Enfield Lock stations, providing excellent transport links to London City. This makes it a perfect choice for commuters seeking a balance between suburban tranquillity and city accessibility.

Freehold
Council Band D
EPC Band TBA

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.

- Three-bedroom two-bathroom freehold house in Enfield London
- Council Band D & new EPC Band TBA
- Proximity to Turkey Street & Enfield Lock train stations
- Situated in the ever popular EN1 London post code
- Circa 11.8 miles from London City Airport







Denridge Close

Approximate Gross Internal Floor Area : 122.90 sq m / 1322.88 sq ft (Excluding Shed)

Shed Area : 5.80 sq m / 62.43 sq ft

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

