



**21 Greenwood Avenue, Enfield Highway
Offers In Excess Of £420,000 Freehold**



21 Greenwood Avenue, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Three Bedroom Terraced House
- Off Street Parking
- Potential Rental income of £24,000-£25,000PA
- Rear Gardens
- Close Proximity to all local Shops & Amenities
- Chain Free
- Double Glazed & Gas Central Heating

This charming three-bedroom terraced house boasts a prime location near Brimsdown Train Station, providing convenient access to Tottenham Hale and LONDON LIVERPOOL STREET. Perfectly positioned for commuters, it offers seamless transportation options for those working or studying in the city.

The property is an enticing opportunity as it's offered with NO CHAIN, making the buying process smoother and quicker. While it requires modernisation, this presents an excellent chance for buyers to add their personal touch and potentially increase the property's value.

Upon entering, you're greeted by spacious room sizes, ideal for accommodating a growing family or for those who enjoy ample living space. The layout is conducive to comfortable living, with room to relax and entertain.

The fitted kitchen adds practicality and convenience to daily life, providing a functional space for preparing meals and gathering with loved ones. Off-street parking is a valuable asset, offering convenience and peace of mind for residents with vehicles.

Overall, this property presents a versatile opportunity, whether you're seeking an ideal family home or considering it as a buy-to-let investment. Its prime location, spacious rooms, fitted kitchen, and off-street parking make it a compelling choice for those looking to make their mark on a property with great potential.

FRONT DOOR LEADING TO

ENTRANCE PORCH

RECEPTION ROOM 15'7" x 9'6" (4.75m x 2.90m)

With double glazed bay window to front aspect, laminate flooring, coved ceiling, radiator, power points

DINING ROOM 11'0" x 10'7" (3.35m x 3.23m)

With laminate flooring, coved ceiling, radiator, power points

INNER HALLWAY

With storage cupboard, stairs leading to first floor,

KITCHEN 9'2" x 8'8" (2.79m x 2.64m)

With double glazed window to rear aspect, laminate flooring, freestanding cooker, range of base units, drainer unit sink with mixer taps, tiled splash back walls, plumbing for washing machine, radiator, door leading to garden,

BATHROOM 9'8" x 5'5" (2.95m x 1.65m)

With opaque window to rear aspect, tiled flooring, panel enclosed bath with shower, wash basin with vanity unit under, low level WC, radiator, tiled splash back walls,

FIRST FLOOR LANDING

With double glazed window to rear aspect,

BEDROOM ONE 11'0" x 10'5" (3.35m x 3.18m)

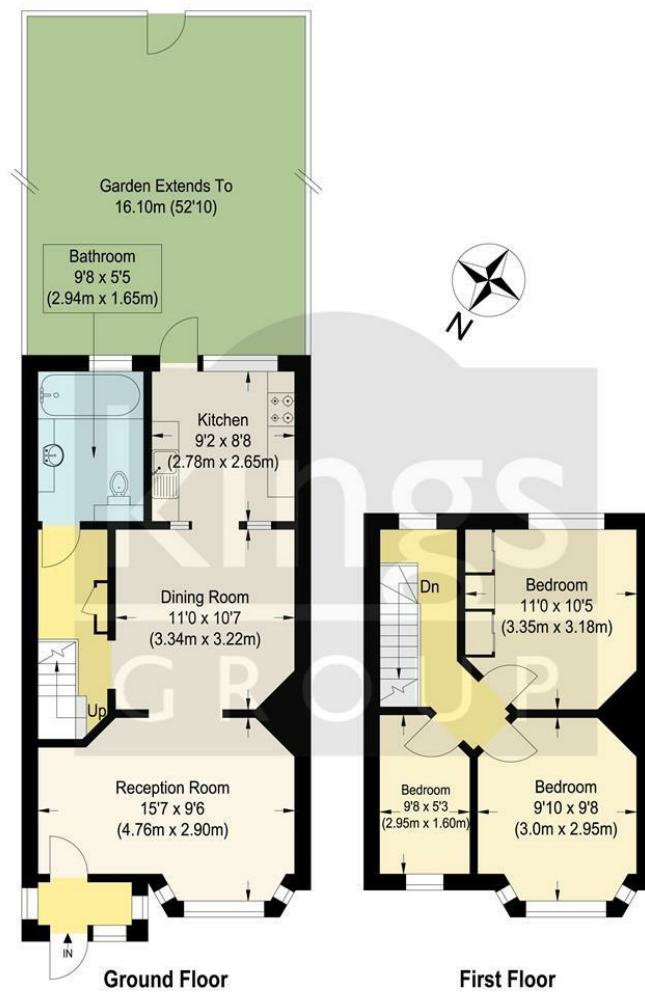
With double glazed window to rear aspect, built in wardrobes, laminate flooring, radiator, power points

BEDROOM TWO 9'10" x 9'8" (3.00m x 2.95m)

With double glazed bay window to front aspect, laminate flooring, radiator, power points

BEDROOM THREE 9'8" x 5'3" (2.95m x 1.60m)

With double glazed window to front aspect, laminate flooring, radiator, power points



Ground Floor

First Floor

Greenwood Avenue

Approximate Gross Internal Floor Area : 78.20 sq m / 841.73 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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