

kings GROUP

www.kings-group.net

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Enfield EN3 5AZ
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Chestnut Road, Enfield, EN3 6SY

Offers In Excess Of £500,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Potential rental income of £2,500 PCM after refurbs
- Ample possibilities to extend into the loft and on top of garage STPP
- Council Tax Band C & EPC Rating D
- Proximity to Enfield Lock, Waltham Cross & Turkey Street train stations
- Three-bedroom two-bathroom freehold house in Enfield London
- Built in the year circa 1930s as displayed via bay windows
- Off steet parking via private driveway
- Owned for many years and cherished throughout ownership of current family
- Splendid access into Tottenham Hale, Seven Sisters & London City

Guide Price £500,000 - £515,000

KINGS GROUP offer on the charming Chestnut Road in Enfield, this delightful end-terrace house, built in the 1930s, presenting a perfect blend of character and modern convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

The heart of the home is a spacious reception room that welcomes you with warmth and light, leading seamlessly into a rear extended kitchen. This extended kitchen is not only functional but also provides a wonderful space for entertaining or enjoying family meals. The property boasts an upgraded combi boiler, ensuring comfort and efficiency throughout the seasons.

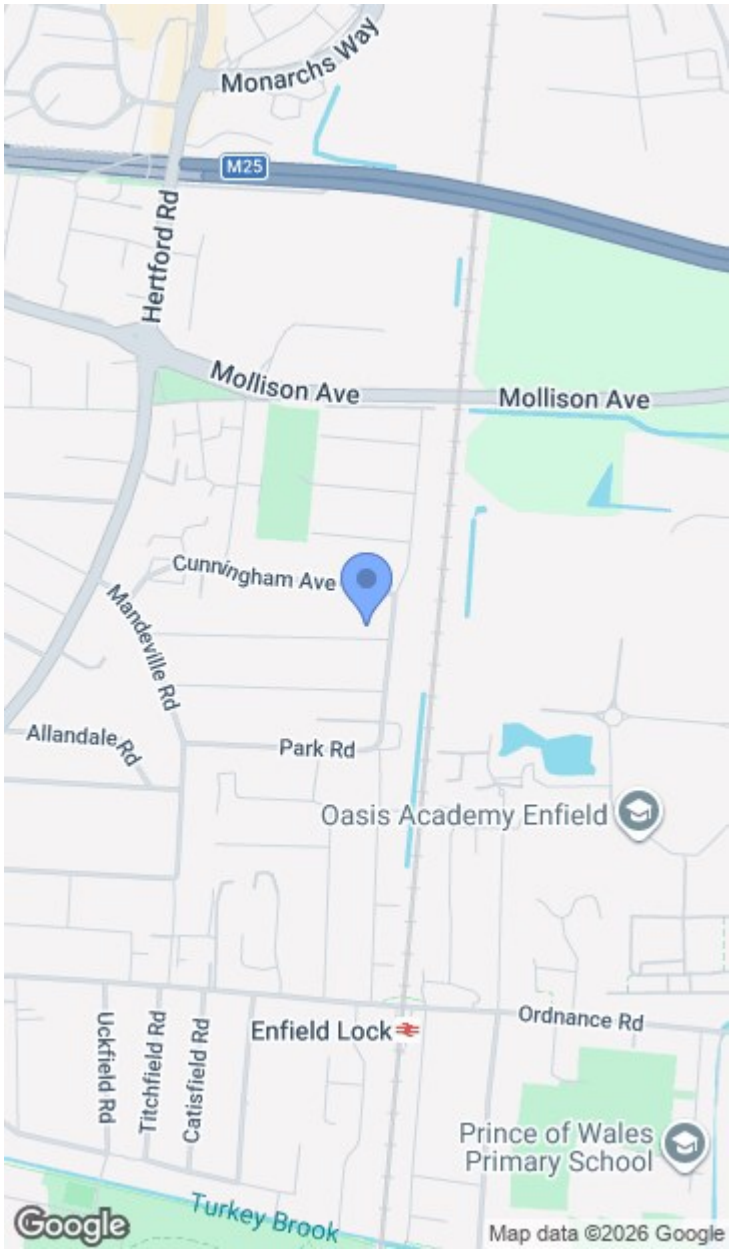
Outside, you will find a driveway that offers convenient off-street parking, along with a garage that presents ample storage options. For those with an eye for potential, there is significant development opportunity to extend onto and also into the loft, subject to planning permission, allowing you to tailor the home to your specific needs.

Situated in a prime location, this freehold house is just a short distance from both Enfield Lock and Waltham Cross stations, providing excellent transport links to London City. The surrounding area is rich with local amenities, parks, and schools, making it a desirable place to live.

Freehold

Standard Construction
Low Flood Risk
Potential Rental Value £2,500 PCM
EPC Band D
Council Band C

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.








BEEFEATER
MARTINI
JAMESON





Chestnut Road

Approximate Gross Internal Floor Area : 86.40 sq m / 930.0 sq ft
(Excluding Garage)
Garage Area : 17.70 sq m / 190.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.