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**Lackmore Road, Enfield, EN1 4PB**  
**Offers In Excess Of £425,000**

- Viewing Day – Saturday 31st January (Strictly by Appointment Only)
- Rare Addition to the Market
- Approx. 972 sq. ft. (90.3 sq. m.) of Internal Accommodation
- Generous Kitchen/Diner with Scope to Reconfigure (STPP)
- Estimated Rental Income of £27,000–£28,000 Per Annum

**\*\*Viewing Day Saturday 31st January\*\*** (Strictly via Appointment Only) Offered to the market CHAIN FREE this rare addition presents an exciting opportunity to acquire a spacious three-bedroom family home offering approximately 972 sq. ft. (90.3 sq. m.) of accommodation arranged over two floors. Requiring modernisation throughout, the property provides exceptional scope to create a superb long-term family home or a strong investment opportunity.

The ground floor features a generous bay-fronted living room and a well-proportioned kitchen/diner overlooking the rear, along with hallway access and useful storage. The existing layout offers excellent potential for reconfiguration or extension (STPP), ideal for those looking to create contemporary open-plan living.

Upstairs comprises three bedrooms, including two good-sized doubles and a further single bedroom perfect for a nursery, study or home office. A shower room and separate WC complete the first floor.

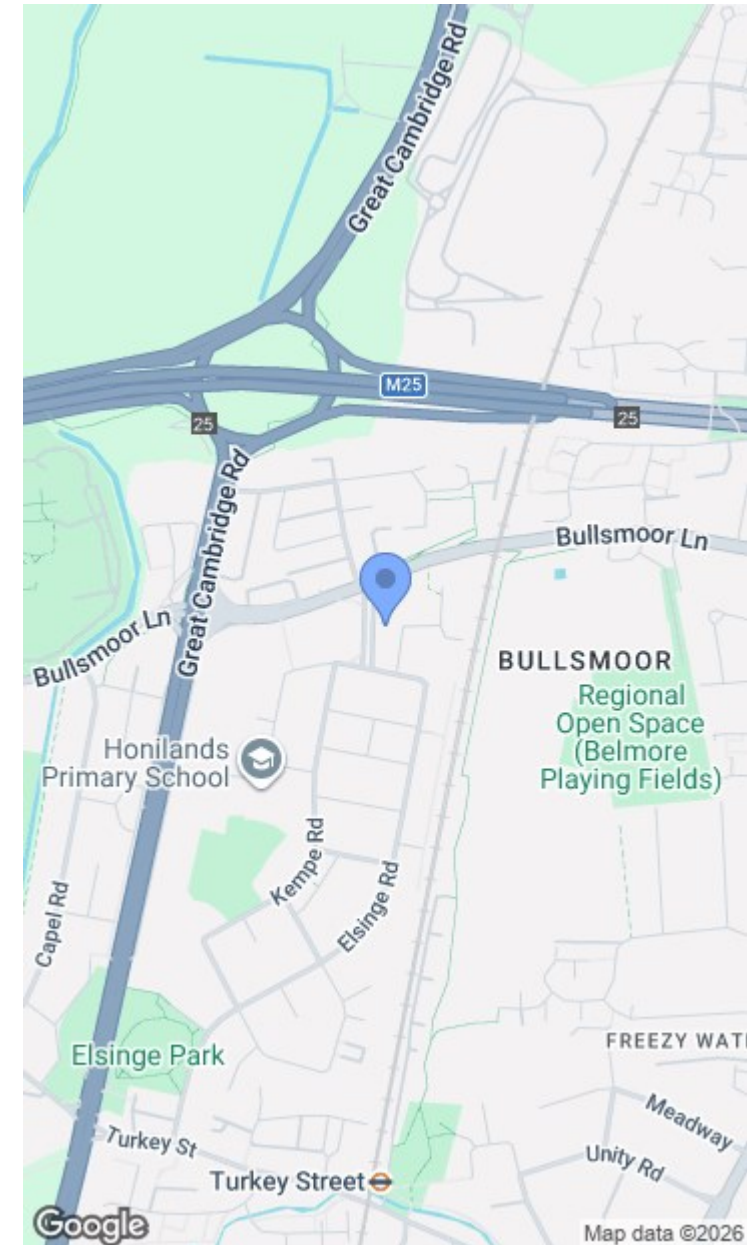
Situated within approximately half a mile of well-regarded primary and secondary schools, a range of local shops, cafés and everyday amenities, as well as a mainline train station providing convenient access into central London. Parks and recreational facilities are also nearby, making this an ideal location for families and commuters alike.

#### 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.

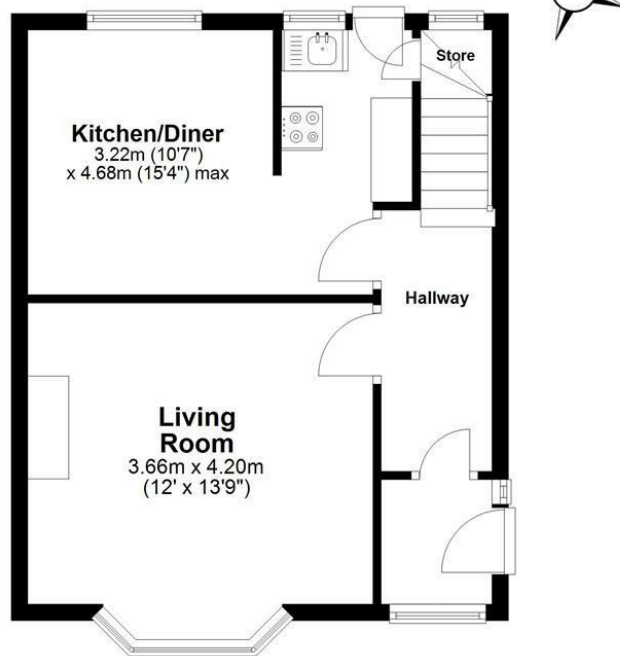
- Offered Chain Free - No Related Purchase
- Three-Bedroom Family Home Arranged Over Two Floors
- Spacious Bay-Fronted Living Room
- Excellent Modernisation & Value-Add Potential
- Within Half a Mile of Schools, Shops & Mainline Station





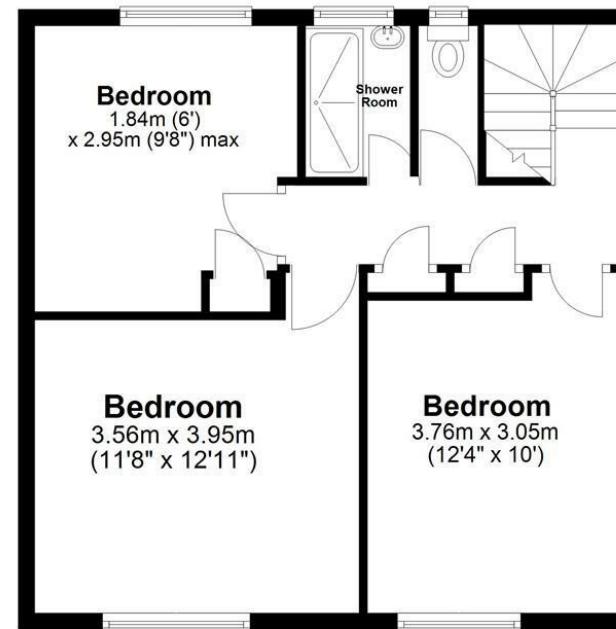
## Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



## First Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 90.3 sq. metres (972.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Lackmore Road**



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