6 Lincoln Road, Enfield, EN1 2RY
Asking price £600,000

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Asking price £600,000
Council Tax Band: E

Located on Lincoln Road, EN1, directly opposite Enfield Cricket Club, this three-bedroom detached house is a rare opportunity to acquire a freehold property of this type in a well-established and sought-after part of Enfield.

The house requires updating throughout, but offers plenty potential for a buyer looking to take on a project and create a home to their own standard. The existing layout is practical, with a downstairs WC and a main bathroom upstairs and the overall footprint provides good scope to reconfigure or extend (subject to planning).

Externally, the property benefits from a large garage to the side and a generous frontage, providing ample off-street parking, a combination that adds both day-to-day convenience and long-term value.

The location is a key strength. Enfield Town railway station is within walking distance, offering direct access into London Liverpool Street, while Enfield Town Shopping Centre is close by, with a wide range of shops, restaurants and amenities all easily accessible.

Detached houses in this part of Enfield are rarely available, particularly with this level of potential. For buyers looking to secure a property they can improve and add value to over time, this is a strong opportunity in a proven location.
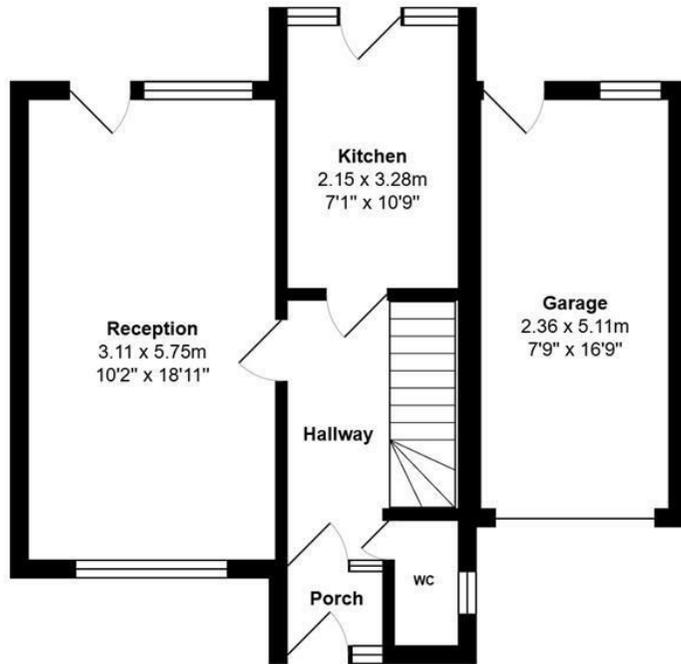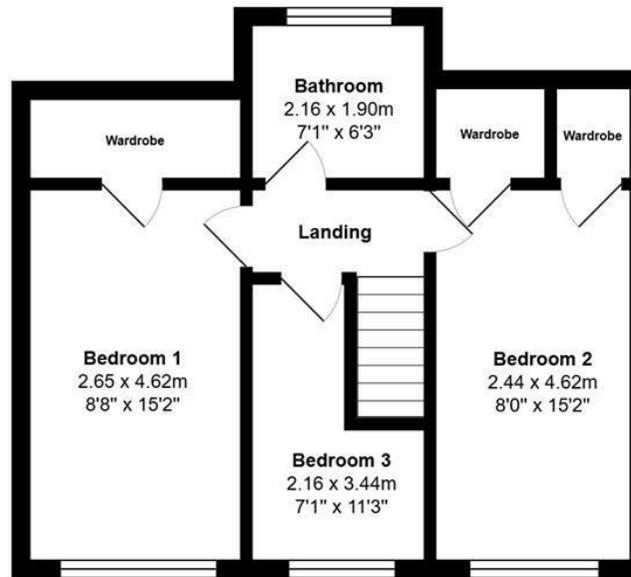
Ground Floor
Area Excluding Garage: 35.5 m² ... 382 ft²

Kitchen
2.15 x 3.28m
7'1" x 10'9"

Garage
2.36 x 5.11m
7'9" x 16'9"

Reception
3.11 x 5.75m
10'2" x 18'11"

Hallway

Porch

WC

Second Floor
Area: 45.9 m² ... 494 ft²

Bathroom
2.16 x 1.90m
7'1" x 6'3"

Wardrobe

Wardrobe

Wardrobe

Landing

Bedroom 1
2.65 x 4.62m
8'8" x 15'2"

Bedroom 2
2.44 x 4.62m
8'0" x 15'2"

Bedroom 3
2.16 x 3.44m
7'1" x 11'3"

PINDROP PROPERTY

Total Area: 93.4 m² ... 1006 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC