

kings GROUP

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Enfield EN3 5AZ
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Ashdown Road, Enfield, EN3 5AA

Offers In The Region Of £465,000

- Charming chain-free terraced house located in a tranquil cul-de-sac on Ashdown Road, Enfield;
- Three well-proportioned bedrooms ideal for growing families or extra space;
- Welcoming reception room perfectly suited for relaxation and entertaining guests;
- Side entrance tunnel link offering enhanced accessibility around the property;
- Energy-efficient property boasting a sustainable EPC rating of C; and
- Spacious layout spanning 969 square feet of comfortable living space;
- Upstairs bathroom complemented by a downstairs WC for everyday convenience;
- Versatile outbuilding ideal for use as a home office, gym, or additional storage;
- Double-glazed windows and gas central heating via a modern combi boiler for efficiency;
- Excellent commuter links near Enfield College, Southbury, and Brimsdown stations with access to London City and airports

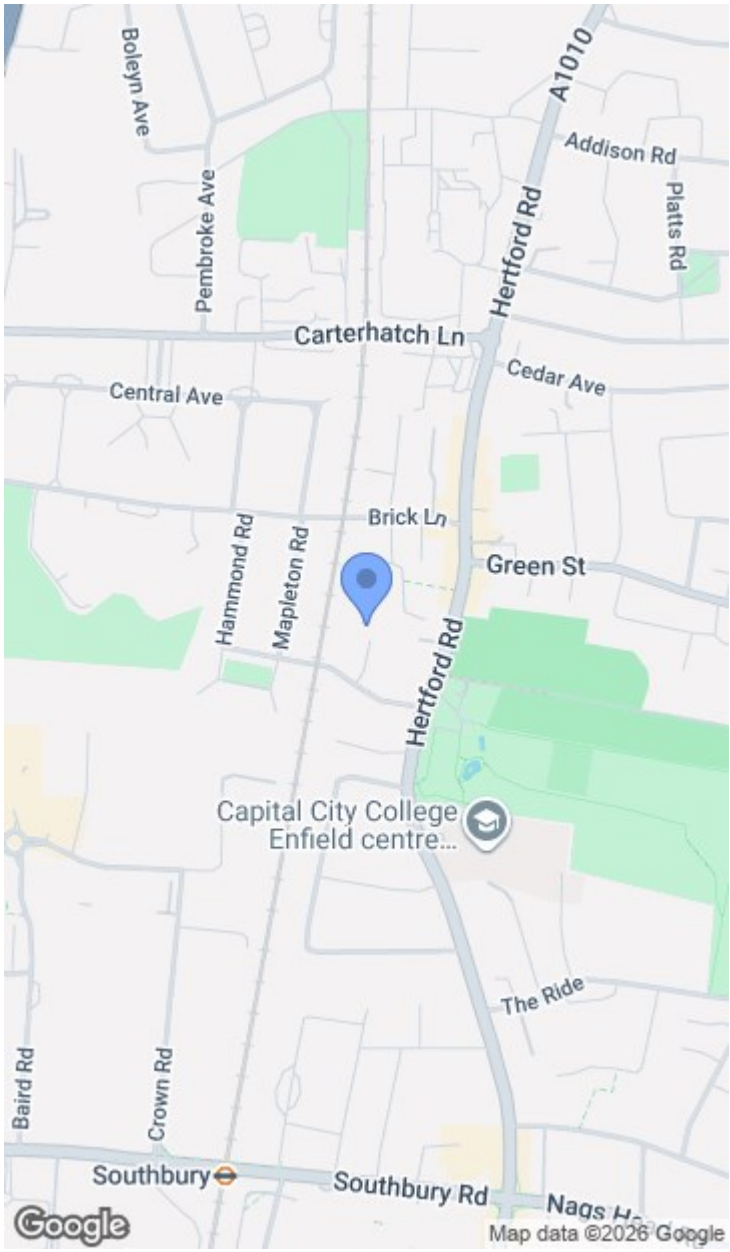
KINGS GROUP present in the tranquil cul-de-sac of Ashdown Road, Enfield, this chain-free charming terraced house offering a delightful blend of comfort and convenience. Spanning an impressive 969 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The upstairs bathroom is complemented by a convenient downstairs WC, ensuring practicality for everyday living.

The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. Additionally, an outbuilding provides versatile space that could serve as a home office, gym, or storage area. The side entrance tunnel link enhances accessibility, making it easy to navigate the property.

With double-glazed windows and gas central heating via a modern combi boiler, this home ensures warmth and energy efficiency throughout the year. The EPC rating of C reflects its commitment to sustainability and lower energy costs.

Situated close to Enfield College and within easy reach of Southbury and Brimsdown stations, this location offers excellent transport links to London City and its airports, making it a prime choice for commuters. The potential rental value of £2400 per calendar month highlights the investment opportunity this property presents.

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.













Total area: approx. 90.0 sq. metres (968.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Ashdown Road