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186 Hertford Road  
Enfield EN3 5AZ  
Tel: 020 8805 5959

Avondale Crescent, Enfield, EN3 7SA  
Asking Price £475,000



- NFOPP accredited agency & ceMAP mortgage advisors
- Off-street parking plus side and rear access
- Modern kitchen/dining area
- Family bathroom with separate W/C
- Close to local shops, schools, and amenities

KINGS GROUP are delighted to offer to the market this WELL-MAINTAINED THREE BEDROOM END OF TERRACE HOUSE, presented to a high standard throughout and positioned in a convenient and sought-after location. The property benefits from off-street parking, garage, as well as side and rear access, making it a highly practical choice for families.

On the ground floor, this wonderful home offers a spacious lounge and a well-presented kitchen/dining area, providing the perfect space for everyday living and entertaining.

To the first floor, the property features three generous bedrooms, along with a family bathroom and separate W/C. Additional benefits include full double glazing and gas central heating, ensuring warmth, comfort, and energy efficiency year-round.

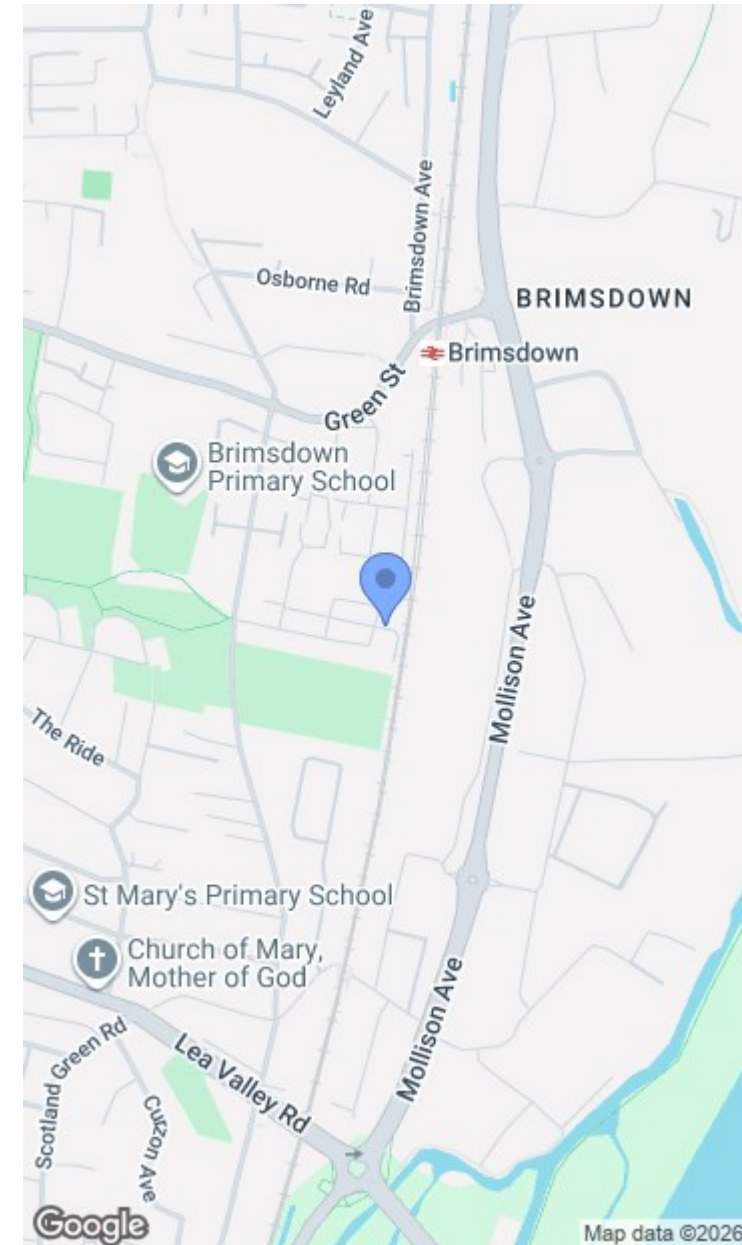
Situated within close proximity to a wide range of local shops, schools, and amenities, the property also offers excellent transport links. Brimsdown Train Station is nearby, providing fast and direct access into Tottenham Hale (Victoria Line) and London Liverpool Street, making this an ideal home for commuters.

Freehold  
Standard Construction  
EPC Rating F  
Council Tax Band D  
Low Flood Risk

#### 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.

- Three-bedroom freehold house in Enfield London
- Well-maintained and presented to a high standard throughout
- Three generous first-floor bedrooms
- Fully double glazed and gas central heated
- Excellent transport links via Brimsdown Station with direct access to Tottenham Hale and London Liverpool Street

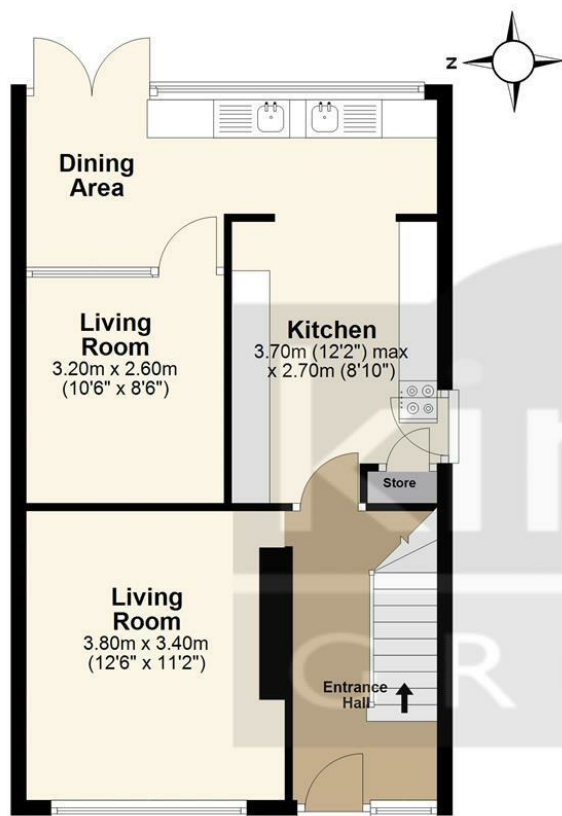




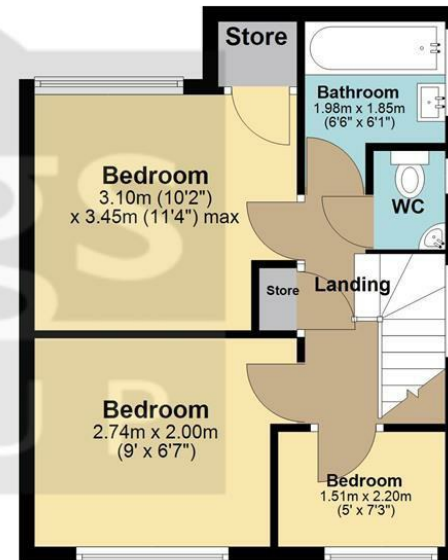




## Ground Floor



## First Floor



Total area: approx. 84.3 sq. metres (907.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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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**Avondale Crescent**



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