

Lincoln Road, EN3 4AG

Offers In The Region Of £445,000

House - Terraced | Freehold

Council: Enfield | Council Tax Band: C

3 | 1 | 1 | EPC null

TARGET

RESIDENTIAL SALES & LETTINGS





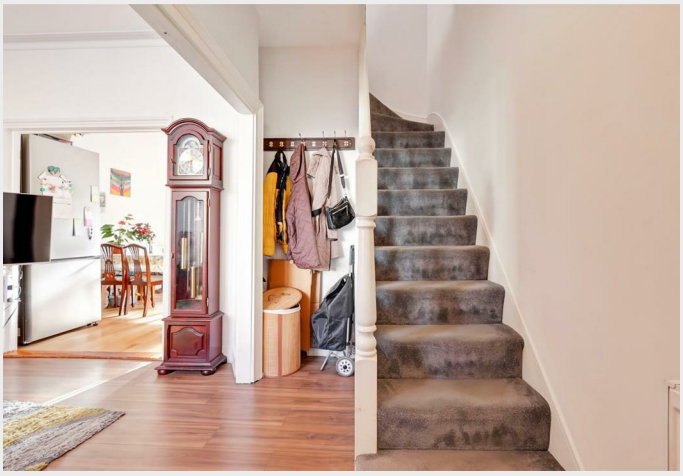












Situated on the popular Lincoln Road in EN3, this attractive terraced house offers generous and versatile accommodation, making it an ideal home for growing families. Originally built as a two-bedroom property, the house has been thoughtfully extended and reconfigured to provide three/four-bedroom accommodation, maximising the available living space.

The current owners, who purchased the property some years ago, have since invested in a new loft extension, incorporating an additional shower room on the second floor, creating valuable extra space and flexibility for modern family living. Extending to approximately 1,168 sq. ft., the property offers considerably more accommodation than its original layout.

The ground floor benefits from a spacious reception room, providing an ideal setting for relaxing and entertaining, while the upper floors offer versatile bedroom accommodation and bathroom facilities to suit the needs of a growing household.

The property also benefits from an EPC rating of C and Council Tax Band C, offering a good balance of energy efficiency and running costs.

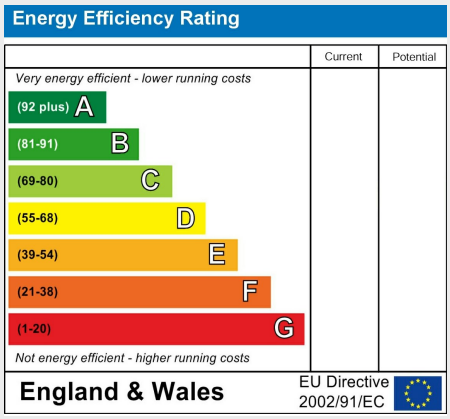
Conveniently located, Lincoln Road provides easy access to local shops, amenities, schools and transport links, making it an excellent choice for commuters travelling into London.

Whether you are looking for a spacious family home to enjoy for years to come or considering a buy-to-let investment, this property presents a fantastic opportunity. Its extended layout, additional accommodation and convenient location make it a particularly appealing proposition. Early viewing is highly recommended.









How to Make an Offer
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.

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