

kings GROUP

www.kings-group.net

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

Ordnance Road, Enfield, EN3 6HA

Offers In The Region Of £425,000

- Offered completely chain-free for a smooth and quick transition;
- Potential rental income of £2,300 to £2,400 per month following refurbishment;
- Significant extension potential into both the loft and the rear;
- Welcoming reception room ideal for relaxation and entertaining;
- Charming 1930s three-bedroom house on Ordnance Road; and
- Excellent opportunity for both families and property investors;
- Conveniently located near Enfield and Brimsdown stations for easy commuting;
- Requires some redecoration and is priced accordingly for personalisation;
- Spans approximately 789 square feet of living space;
- Council Tax Band D & EPC Rating D, valid until 2031

Viewing Day 19th September 2026 strictly by appointments only;

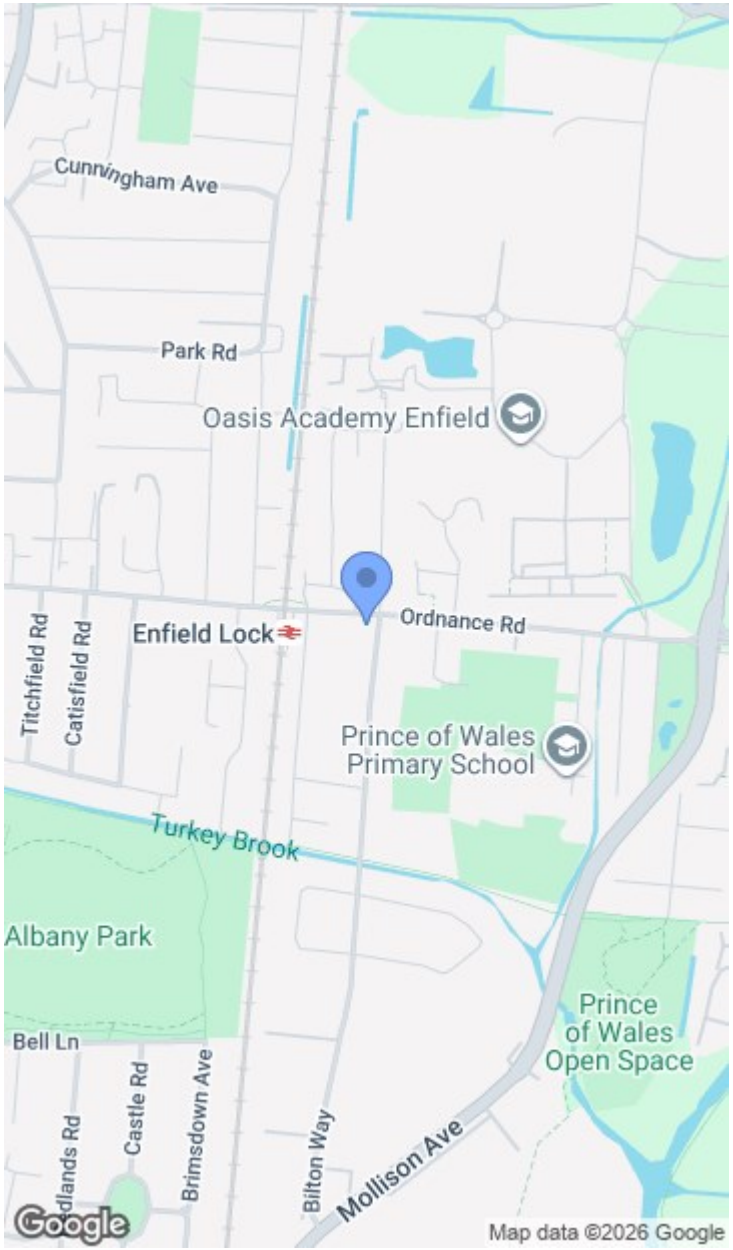
KINGS GROUP offer in the heart of Enfield, this charming three-bedroom house on Ordnance Road presenting a wonderful opportunity for both families and investors alike. Built in the 1930s, this property spans approximately 789 square feet and features a welcoming reception room, perfect for relaxation and entertaining.

The house comprises three well-proportioned bedrooms and a family bathroom, providing ample space for comfortable living. While the property does require some decoration, it is priced accordingly, allowing you to personalise it to your taste and style. With the potential to extend into the loft and rear, there is significant scope to enhance the living space and increase the property's value.

Situated conveniently close to both Enfield and Brimsdown stations, commuting to London City and its airports is a breeze, making this location ideal for professionals and families alike. The property is also CHAIN-FREE, ensuring a smooth transition for the new owner.

For those considering rental opportunities, this house has the potential to generate a rental income of £2,300 to £2,400 per calendar month following refurbishment. This makes it an attractive investment for those looking to enter the rental market.

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.





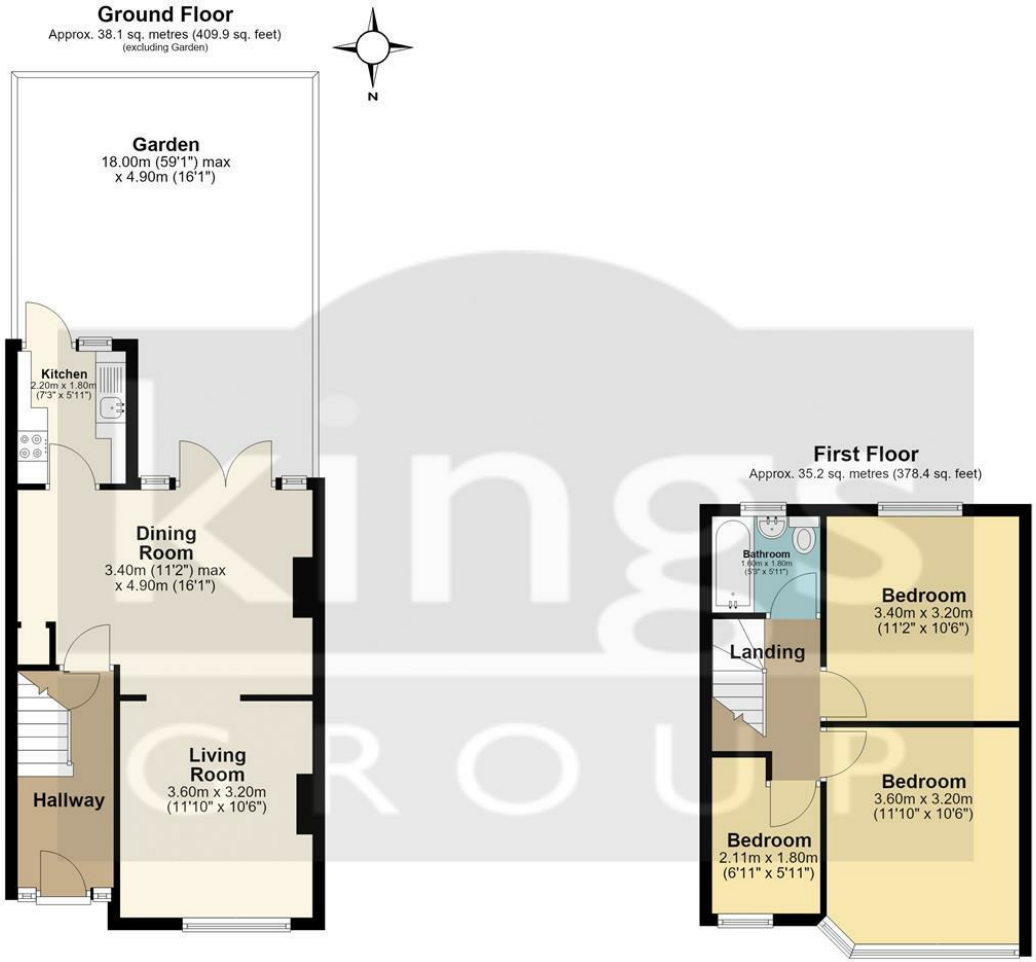






Ground Floor

Approx. 38.1 sq. metres (409.9 sq. feet)
(excluding Garden)



First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)

Total area: approx. 73.2 sq. metres (788.3 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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Plan produced using PlanUp.

Ordnance Road