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186 Hertford Road
Enfield EN3 5AZ
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Old Road, Enfield, EN3 5XZ
Offers In The Region Of £440,000

- Four well-proportioned bedrooms
- Separate bright and airy living room
- Approx. 1,057 sq. ft. of internal space
- Potential rental income of £2,500 pcm
- Close to Turkey Street & Brimsdown stations (within 1 mile)

****GUIDE PRICE £440,000-£450,000** KINGS GROUP** offer to the market situated on Old Road, this well-proportioned four-bedroom family home offers approximately 1,057 sq. ft. of versatile living space, making it an excellent opportunity for both first-time buyers and investors alike. With a potential rental income of around £2,500 pcm, the property presents a strong buy-to-let proposition in a well-connected and popular residential location.

Ground Floor:

The property welcomes you via a porch into an entrance hall, leading through to a bright and spacious living room at the front of the home. To the rear, there is an impressive open-plan kitchen/diner measuring over 21 ft, providing an ideal space for family living and entertaining. The ground floor also benefits from a WC, along with multiple storage areas for added practicality.

First Floor:

Upstairs, the property offers four well-proportioned bedrooms, making it ideal for growing families or those needing home office space. A centrally located family bathroom serves all bedrooms, with additional landing space enhancing the sense of light and flow throughout.

Location & Amenities

Old Road is ideally positioned within easy reach of a range of local amenities. A variety of local shops, supermarkets, and convenience stores are nearby, including those along Hertford Road and at Enfield Retail Park. For commuters, the property is within

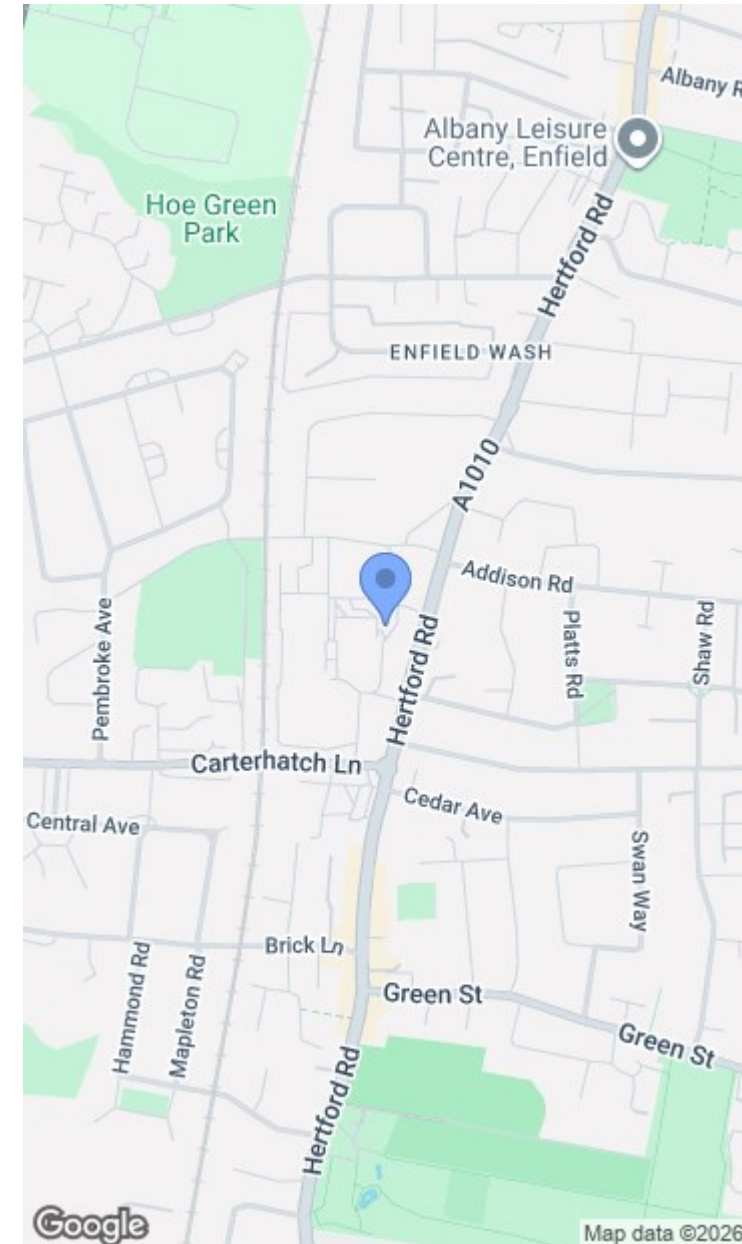
approximately one mile of Turkey Street Station and Brimsdown Station, both offering direct routes into London Liverpool Street. Excellent road links via the A10 and M25 provide easy access to surrounding areas.

The property is well located for a number of highly regarded schools within a mile, including: Keys Meadow Primary School, Durants School, The Lea Valley Academy & Oasis Academy Enfield.

Freehold

Awaiting EPC Rating

- Spacious open-plan kitchen/diner (over 21 ft)
- Ground floor WC
- Excellent storage throughout
- Ideal first-time purchase or buy-to-let investment
- Convenient access to local shops, schools & amenities







Total area: approx. 98.2 sq. metres (1057.4 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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Old Road



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