

kings GROUP

www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Hammond Road, Enfield, EN1 3PD

Offers In The Region Of £400,000

- Offered by Kings Group on Hammond Road in vibrant Enfield;
- Spacious 727 sq ft layout featuring three good-sized bedrooms ideal for families;
- Two toilets and one bathroom to cater to modern living needs;
- Potential rental income of £2,300 per calendar month after some cosmetic updates;
- Convenient London commuting with efficient access to the City and major airports; and
- Mid-terrace 1950s house lovingly maintained by its owners for over 20 years;
- Welcoming reception room perfect for entertaining guests or quiet evenings;
- Tunnel side entrance adding unique character and offering great extension potential;
- Excellent transport links close to Enfield Town, Southbury, and Brimsdown stations;
- Council tax band C paired with an Energy Performance Certificate rating of D

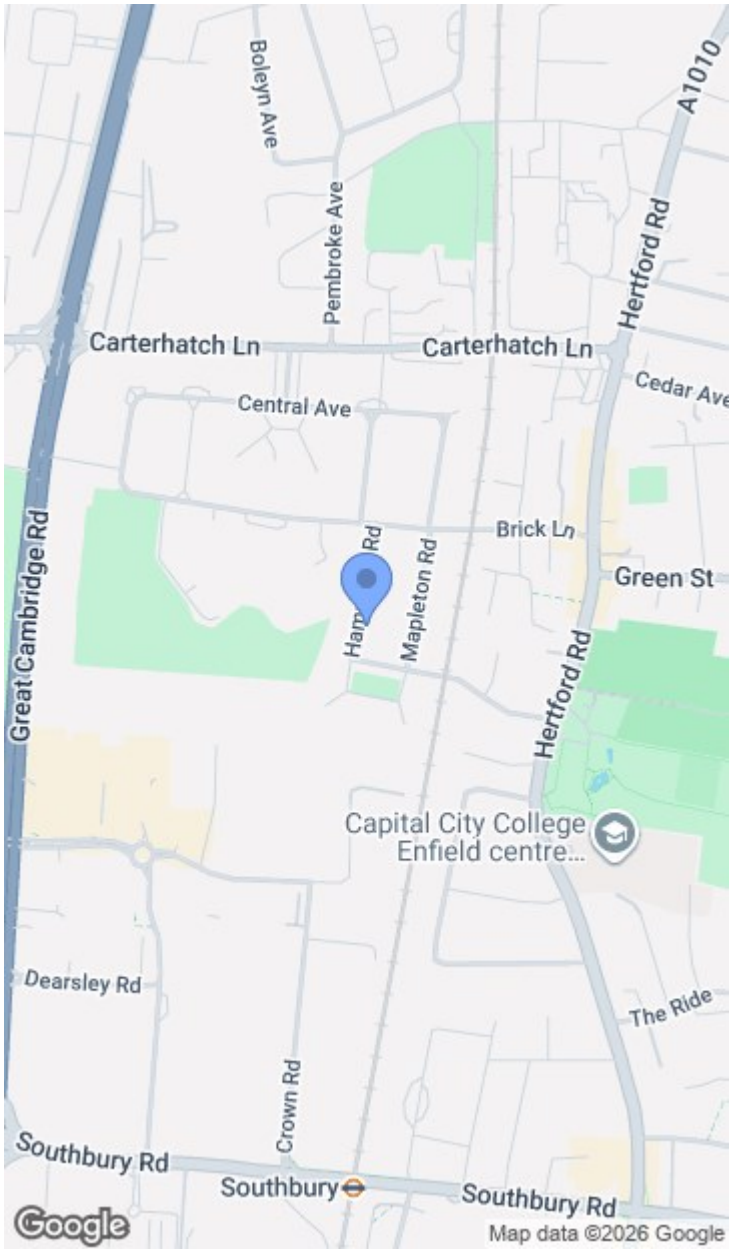
KINGS GROUP offer on Hammond Road in the vibrant area of Enfield, this charming mid-terrace house presenting a delightful blend of comfort and potential. Built circa 1950s , this property has been lovingly maintained over the past two decades, ensuring it is well-kept and ready for its new owners.

Spanning an impressive 727 square feet, the house features three spacious bedrooms, making it ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two bathrooms, including a convenient toilet upstairs, the property caters to the needs of modern living.

One of the standout features of this home is its tunnel side entrance, which not only adds character but also presents ample opportunity for extension, allowing you to tailor the space to your preferences. The potential rental income of £2,300 per calendar month after some decorative enhancements makes this property an attractive investment opportunity.

Situated close to Enfield Town, as well as Southbury and Brimsdown stations, commuting to London City and its airports is both convenient and efficient. The property falls within council band C and boasts an Energy Performance Certificate rating of D, reflecting its reasonable energy efficiency.

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.





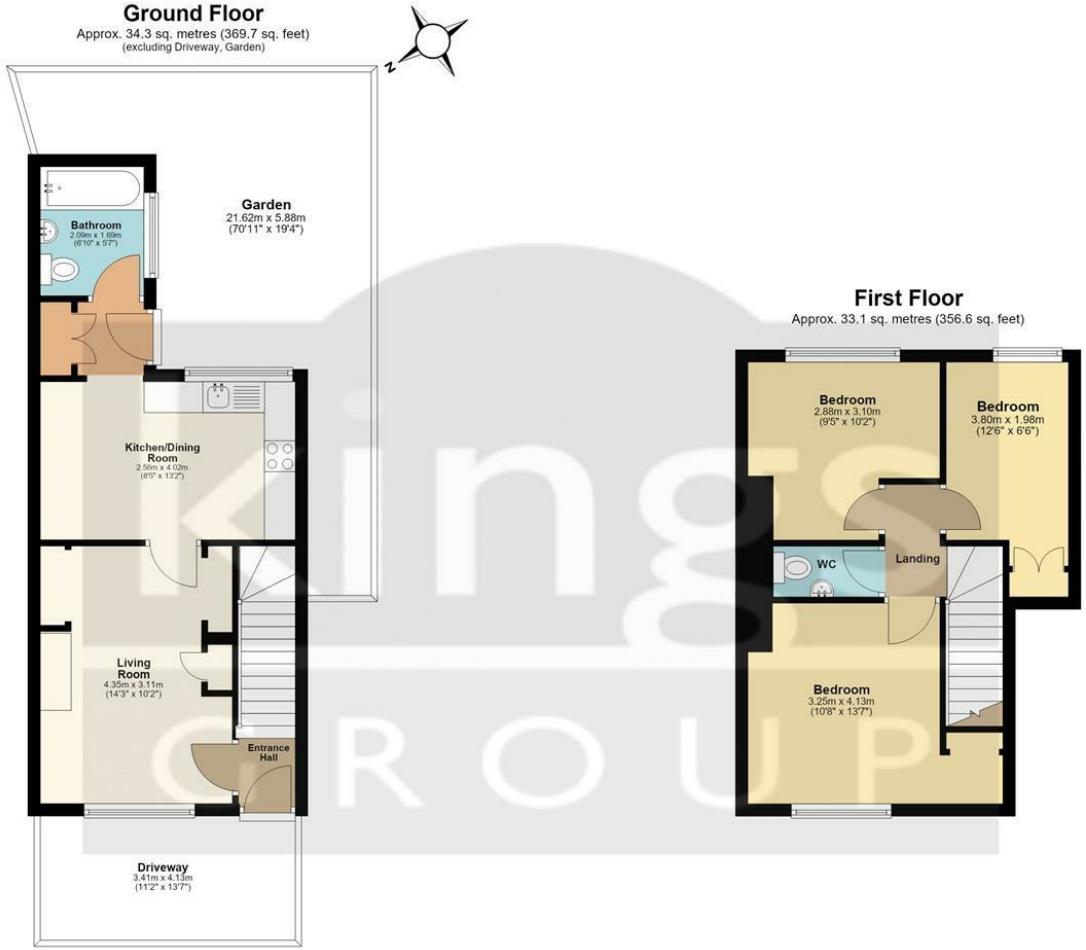





WE DO REAL
WE DO FUN
WE DO LOVE

Ground Floor

Approx. 34.3 sq. metres (369.7 sq. feet)
(excluding Driveway, Garden)



First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)

Total area: approx. 67.5 sq. metres (726.3 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, 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.

Hammond Road