



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Boleyn Avenue, Enfield, EN1 4HS
Offers In Excess Of £425,000

- Three-Bedroom Family Home
- Excellent Potential to Modernise & Add Value
- Generous Private Rear Garden
- Scope for Further Improvement/Extension (STPP)
- Excellent Access to A10 & M25

****Viewing Day Saturday 5th September (Strictly Via Appointment Only)****

KINGS GROUP offer this exciting opportunity to acquire a spacious three-bedroom home offering excellent potential, ideal for buyers looking for a property they can modernise, improve and ultimately make completely their own.

Offered with NO ONWARD CHAIN, the property provides generous accommodation throughout and represents a particularly attractive opportunity for first-time buyers, families or purchasers looking to add value.

The house does require modernisation, but therein lies its appeal. With well-proportioned rooms, a private rear garden, side access and a separate garage, there is plenty here to work with and considerable scope to create an impressive family home.

The ground floor offers a bright and spacious living room, a separate dining room, good-sized kitchen and bathroom. Upstairs are three well-proportioned bedrooms, including an impressive principal bedroom, with the additional bedrooms equally well suited to family accommodation, guest space or a home office.

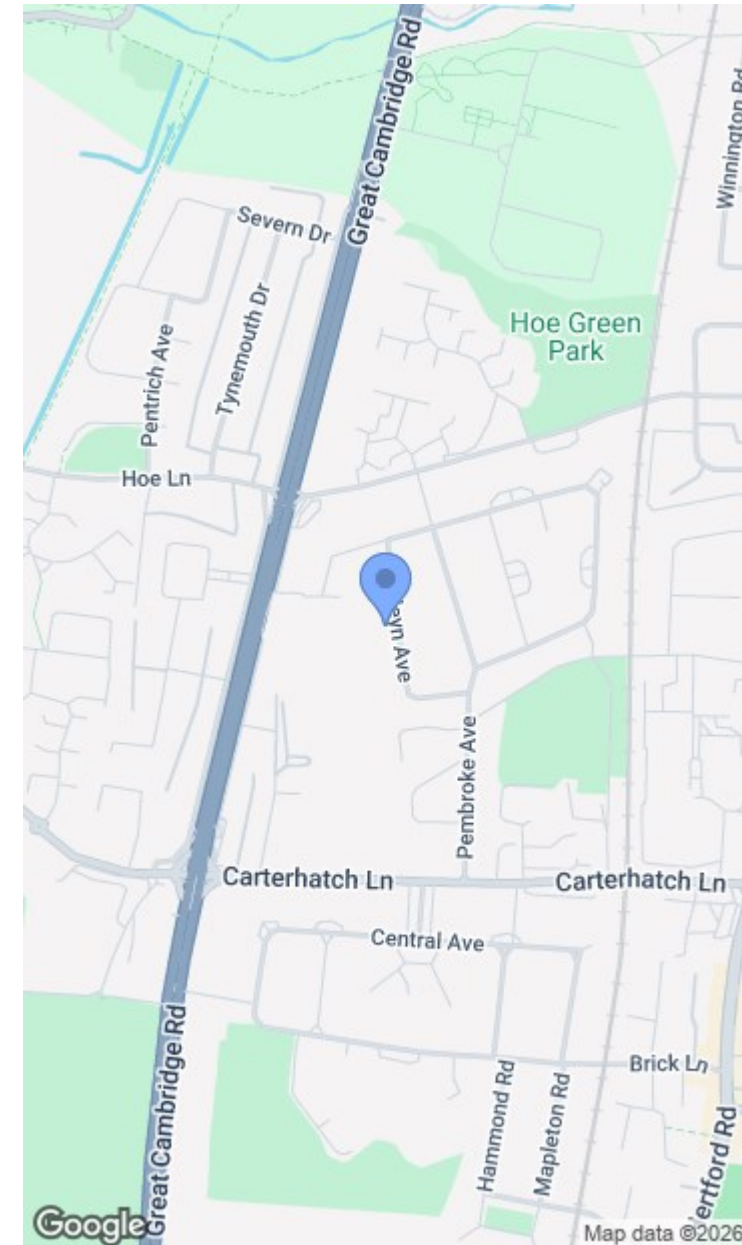
Externally, the property benefits from a private rear garden, valuable side access and a separate garage, providing useful storage as well as further potential for buyers wishing to enhance the property in the future, subject of course to any necessary planning

- Offered Chain Free – No Onward Chain
- Spacious Living Room & Separate Dining Room
- Separate Garage & Valuable Side Access
- Ideal for First-Time Buyers, Families & Investors
- Southbury & Brimsdown Stations Within Easy Reach – Direct Connections Towards London Liverpool Street & Tottenham Hale

permissions and consents.

The fundamentals are already here generous accommodation, outside space, a garage and excellent potential – leaving the next owner with the opportunity to put their own stamp on the property and add value over time.

The location further adds to the appeal, with a good selection of local shops and everyday amenities within easy reach, together with well-regarded primary and secondary schools nearby. Including M25/A10, Southbury and Brimsdown Train Station which offer direct access into London Liverpool Street & Tottenham Hale.







Total area: approx. 93.8 sq. metres (1009.1 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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Boleyn Ave



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