kings GROUP

www.kings-group.net

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

Pembroke Avenue, Enfield, EN1 4HA

Offers In The Region Of £425,000

- Two well-proportioned bedrooms
- Modern first-floor bathroom
- Private rear garden
- Excellent local schools within a short walk
- Easy access to Turkey Street Overground and other stations
- Spacious lounge and dining area
- Off-street parking to the front
- Highly sought-after residential location
- Shops, cafés and everyday amenities close by
- Perfect family home with strong commuter links

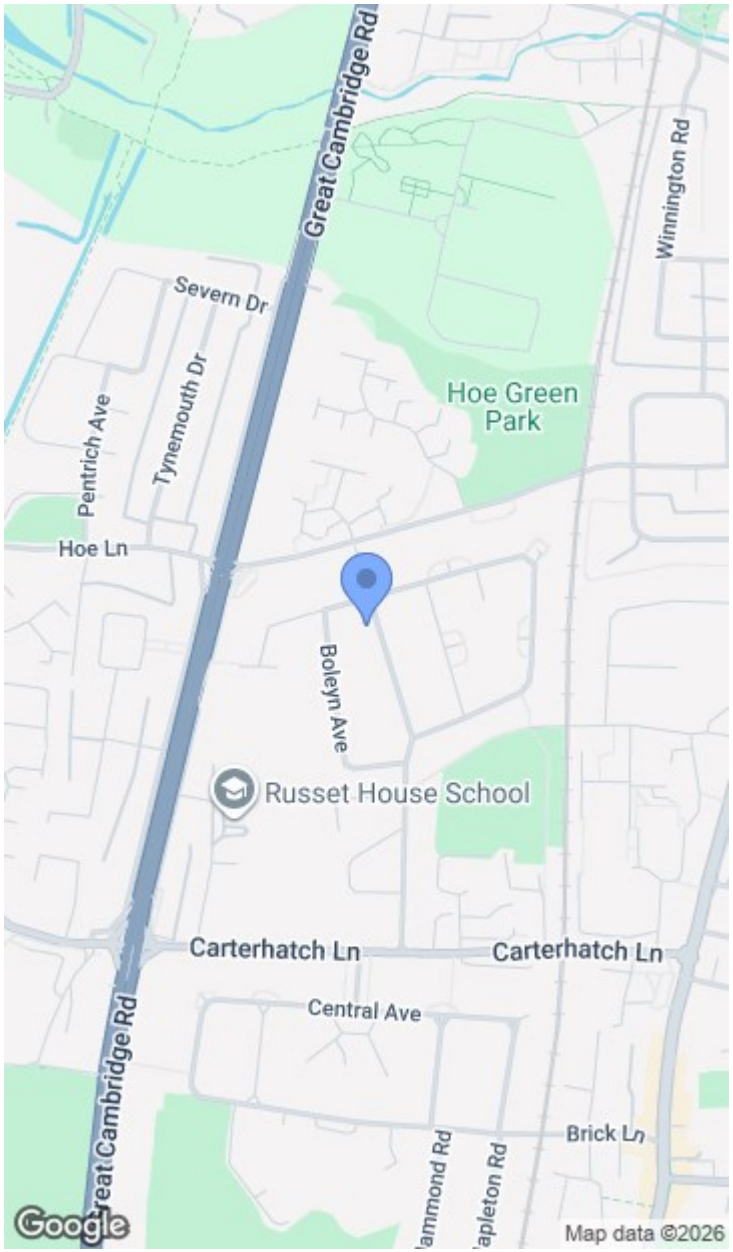
KINGS GROUP offer This charming two-bedroom house is situated in one of Enfield's most sought-after locations and offers a wonderful opportunity for buyers seeking a family-friendly home. The property features a bright and welcoming lounge and dining room that flows seamlessly for everyday living and entertaining. On the first floor there is a bathroom serving the two bedrooms. To the front of the house there is off-street parking, while to the rear a generous private garden provides a peaceful outdoor space for relaxing, gardening, or play.

Within just a quarter of a mile you will find excellent local schools including Carterhatch Infant and Junior Schools, Enfield Heights Academy, Bishop Stopford's School and St James CofE Primary School, making this an ideal choice for families with children of all ages. Shops, cafés, GP surgeries and dental practices are also within easy walking distance, ensuring day-to-day convenience is right on your doorstep. For leisure and recreation, Enfield Town Park and the Dugdale Arts Centre offer green space and cultural experiences close by.

Commuters will appreciate the excellent transport links, with Turkey Street Overground station just 0.7 miles away and Southbury and Brimsdown stations also nearby.

Freehold
Standard Construction
Low Flood Risk
EPC Band D
Council Tax Band D

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, Lifetime Legal, 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 £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Pembroke Avenue, EN1

Approximate Gross Internal Floor Area : 85.20 sq m / 917.08 sq ft
(Excluding Shed)
Shed Area : 5.60 sq m / 60.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.