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

Meadway, Enfield, EN3 6NU  
Offers In The Region Of £550,000

- NFoPP accredited agency and ceMAP mortgage advisors
- Situated in one of Enfield's most prestigious roads and turning
- Splendid access into Tottenham Hale and London City
- Potential rental income of upto £2,500 PCM
- Offered to market chain-free (no related purchase)

KINGS GROUP offer in the esteemed Meadow area of Enfield, this charming semi-detached house from the 1930s presenting an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms and two modern bathrooms, this freehold property has been recently refurbished to a high standard, ensuring a comfortable and stylish living environment.

The house features a spacious reception room, perfect for entertaining guests or enjoying family time. The property also benefits from a garage and off-street parking via a convenient driveway, adding to its appeal. With ample potential for extension, this home offers the chance to create your dream space, tailored to your needs.

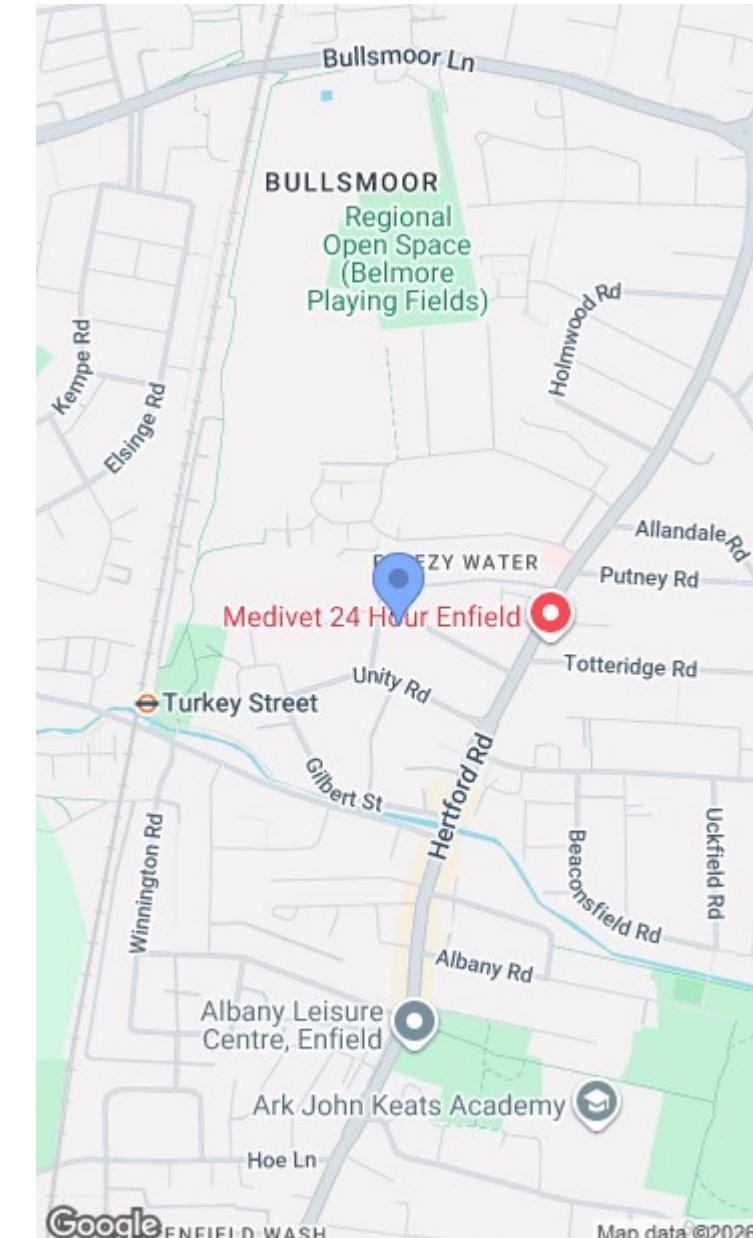
Situated just off the Hertford Road, the location is ideal for commuters, with Turkey Street, Waltham Cross, and Enfield Lock train stations nearby. These stations provide excellent transport links to central London, including destinations such as Tottenham Hale and Seven Sisters, making it a prime choice for those working in the city.

The property is offered to the market chain-free, making it an attractive option for all buyers. With a potential rental income of £2,300 to £2,500 per calendar month, this home is not only a wonderful place to live but also a sound investment opportunity. Council tax band E and an Energy Performance Certificate rating of D further enhance its desirability.

#### BUYERS INFORMATION

To conform with government Money Laundering

- Three-bedroom semi-detached 1930s property
- Proximity to Turkey Street, Enfield Lock & Waltham Cross stations
- Council Tax Band E & EPC Rating D
- Recently fully renovated and refurbished throughout
- Comes with garage and off street parking via driveway







Ground Floor

First Floor

## Meadway

Approximate Gross Internal Floor Area : 111.90 sq m / 1204.48 sq ft  
(Including Garage)

Garage Area : 12.30 sq m / 132.39 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire  
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