



[www.kings-group.net](http://www.kings-group.net)

186 Hertford Road  
Enfield EN3 5AZ  
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**Goldsdow Road, Enfield, EN3 7QZ**  
**Offers In Excess Of £400,000**

- NFOPP-accredited agency & ceMAP mortgage advisors
- Situated within a quiet cul-de-sac road and location
- EPC Rating C & Council Tax Band C
- Proximity to Brimsdown, Ponders End & Enfield Town stations
- Closeby to Waverley & Kingfisher Hall schools rated outstanding

- Two-bedroom freehold home in Enfield London
- Potential rental valuation of £1800 PCM
- Off-street parking via private driveway
- Great access into Tottenham Hale, Seven Sisters & London City
- Wonderfully maintained & presented in readiness for new owners

**\*\*Viewing day 7th February\*\*** (Via appointment only)  
 KINGS GROUP offer in a tranquil cul-de-sac on Goldsdown Road, Enfield, this charming two-bedroom terraced house presenting an excellent opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The upstairs bathroom adds convenience, while the overall layout of the home is both spacious and inviting, having been meticulously maintained since 2007.

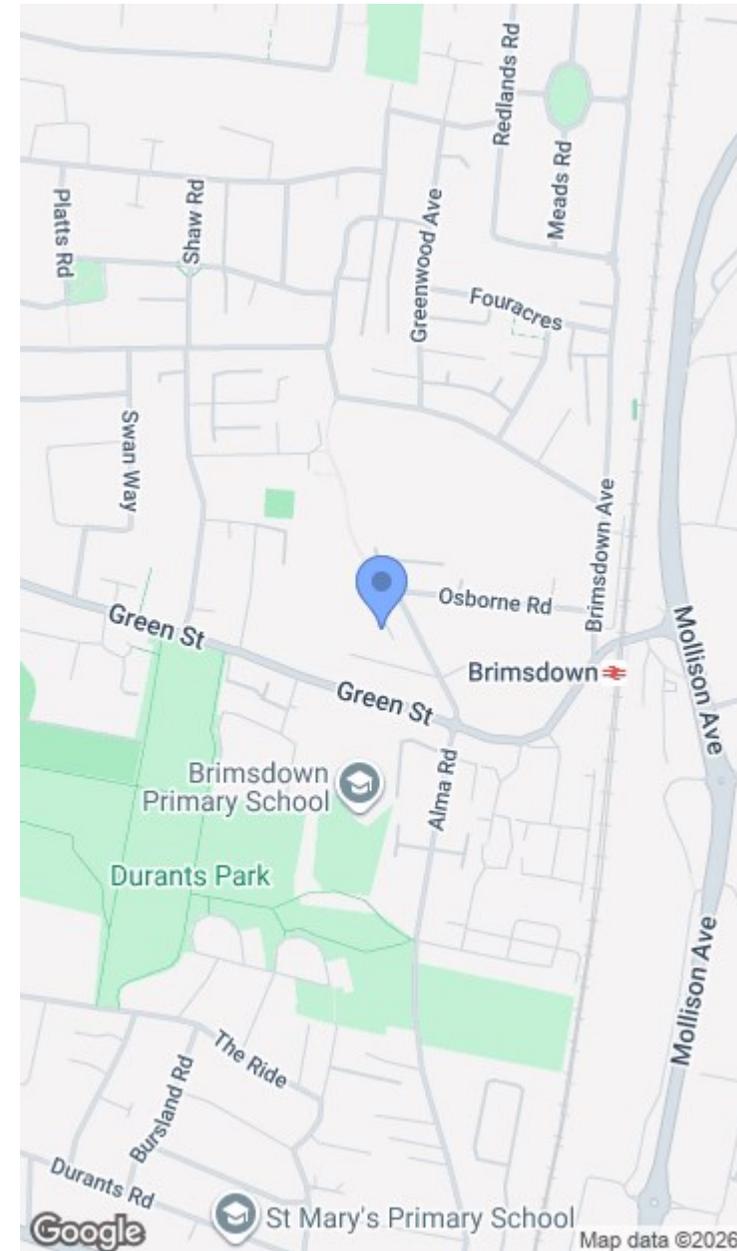
The freehold nature of the property offers a sense of ownership and stability, making it an appealing choice for those looking to settle in this vibrant area. The driveway allows for off-street parking, a valuable feature in urban living, ensuring that you have easy access to your vehicle.

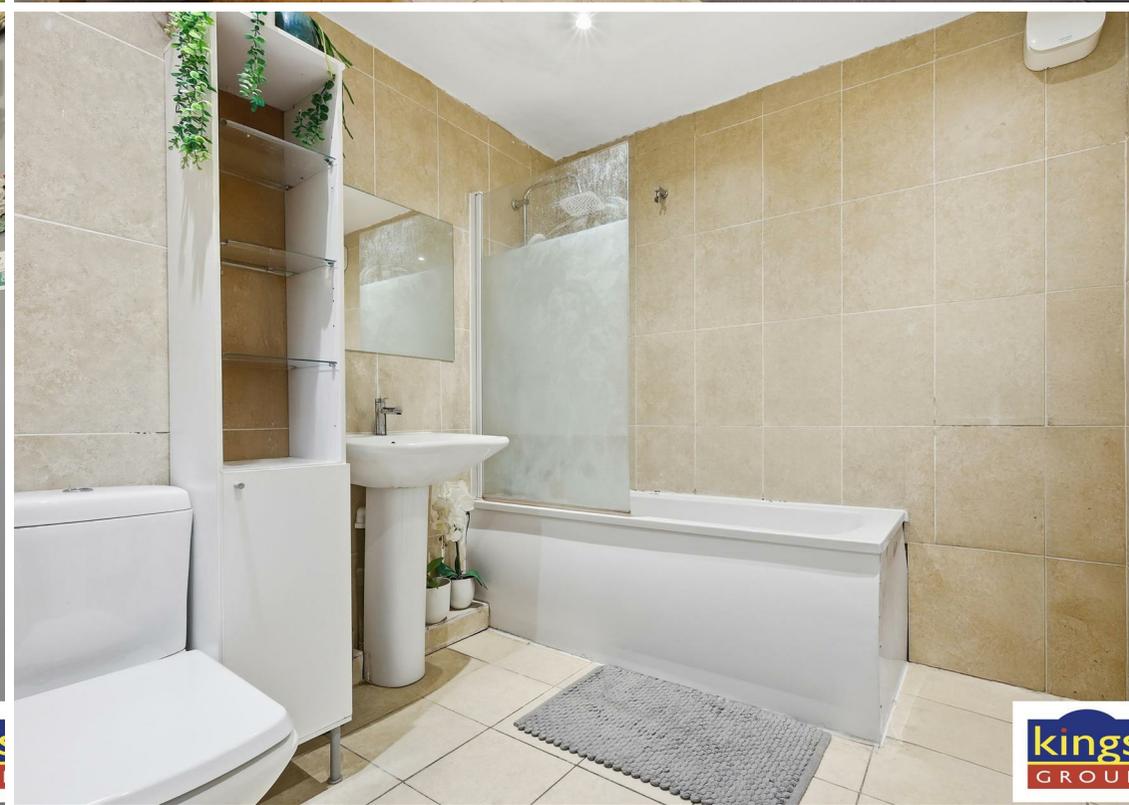
Situated close to Brimsdown, Ponders End, and Enfield Town train stations, this home provides excellent transport links to key destinations, including Tottenham Hale, Seven Sisters, and London City. This connectivity makes it ideal for commuters and those who enjoy the convenience of city life while residing in a quieter neighbourhood.

With a council tax band & EPC rating of C and a potential rental valuation of £1,800 per calendar month, this property not only serves as a comfortable residence but also presents a promising investment opportunity. Whether you are looking to make this your family home or seeking a rental property, this well-located house is sure to meet your needs.

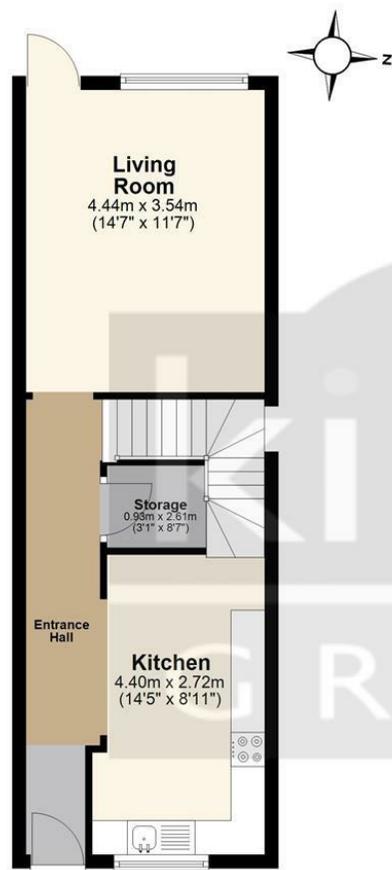
#### BUYERS INFORMATION

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.





## Ground Floor



## First Floor



Total area: approx. 74.7 sq. metres (804.1 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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**Goldsdow Road**

