

## KINGSWAY, ENFIELD EN3



**THIS REALISTICALLY PRICED TWO DOUBLE BEDROOMED END OF TERRACE PROPERTY. In Our Opinion Ideal First Time Purchase or Rental Investment Featuring, FIRST FLOOR BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING & GARAGE TO REAR. The Property also Benefiting from FURTHER SCOPE (Subject To Planning & Building Regulations Approval) in EXTENDING into the LOFT AREA, Creating Further Bedrooms & EXTENDING to the GROUND FLOOR. EXCELLENT PACKAGE..!**

Situated within Access to Local Amenities & Shopping Facilities, Including Nearby SHOPPING RETAIL PARKS, GYM, Local BUS STATION & Routes into ENFIELD TOWN, EDMONTON GREEN-ANGEL & Beyond. Also Local RAIL STATION LEADING to HERTFORDSHIRE, LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTIONS at SEVEN SISTERS. NO CHAIN, CONTACT OUR ENFIELD OFFICE.

**OFFERS IN EXCESS OF: £375,000 FREEHOLD**

## PROPERTY DETAILS:

### RECEPTION HALLWAY:

Stairs to first floor landing, under stairs storage cupboard, feature fire place surround, radiator and door to.

### LOUNGE-DINER:

24' 5" x 10' 6" (7.44m x 3.20m)

Double glazed window to front aspect, double glazed door to rear aspect, feature fire place surround, radiator and cupboard housing wall mounted boiler.

### KITCHEN:

8' 6" x 5' 8" (2.59m x 1.73m)

Double glazed door to rear aspect, stainless steel drainer sink unit with mixer taps cupboards under, base eye level nits, fitted gas hob, ample worktop surfaces, partly tiled walls and plumbed or washing machine.

### FIRST FLOOR LANDING:

Access to loft & doors leading to bedroom and bathroom.

### BEDROOM ONE:

14' 11" x 11' 11" (4.55m x 3.63m)

Double glazed window to front aspect, feature fire place surround and radiator.

### BEDROOM TWO:

11' 6" x 9' 8" (3.51m x 2.95m)

Double glazed window to rear aspect, radiator and picture rail.

### BATHROOM:

Frosted window to rear aspect, radiator, partly tiled walls, fitting to comprise, panelled bath with mixer taps with shower attachment, wash hand basin and low flush wc.

## EXTERIOR:

### FRONT:

Required weeding.

### REAR:

Patio area, lawn area, garage via communal service road.

### GARAGE:

Communal Access, in need of TLC works to be done.

## ADDITIONAL NOTES:

In Our Opinion, The Property would suite First Time Buyers looking to Step onto The Property Ladder within Enfield & having Further Scope by (Subject To Planning Permissions & Building Regulations Approval) Extending into the Loft Space Creating Further Bedroom with En-suite or Property Rental Investment. Which Currently (Subject To Market Activity-Conditions & London Housing Allowance, LHA) is in High Demand. The Achievable Sum is In The Region Of £1650 - £1800 Per Calendar Month.

Viewing Recommended. Viewing Strictly Through Our Enfield Office & By Appointments Only

Please Note: The Property is being Marketed with a Guide Price & Offers In The Region Of £375,000.00 to £390,000.00. All Offers will need to be In Excess Of £375,000.00 Plus (Subject To Contract & Conditions).

## ADDITIONAL INFORMATION:

Please Note :

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**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

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