



### 3 bed terraced house to buy in

Poynter Road, Enfield, EN1 1DN

**£410,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Exceptional investment opportunity with strong rental
- ✓ Estimated rental income of approximately £30,000 per annum
- ✓ Substantial plot with both front and rear gardens
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

KINGS GROUP are delighted to offer this spacious three-bedroom family home to the market, offered CHAIN FREE and presenting an excellent opportunity for both owner-occupiers and investors alike. Occupying a generous plot with both front and rear gardens, this well-proportioned property offers over 1,080 sq. ft. of accommodation together with exciting potential for further development and extension, subject to the necessary planning permissions.

The property offers a traditional and versatile layout, comprising a bright front reception room, a separate dining room ideal for family gatherings and entertaining, a fitted kitchen, utility area, conservatory, and additional storage space. The first floor provides three well-proportioned bedrooms together with a family bathroom, making it perfectly suited to growing families.

Externally, the property benefits from both front and rear gardens, offering excellent outdoor space and further scope for enhancement. Given the size and layout of the property, there is clear potential to extend and reconfigure the accommodation, subject to the usual planning consents, making this a fantastic long-term investment.

The property is ideally located within close proximity to a wide range of local shops, supermarkets, schools, parks, and everyday amenities. For commuters, Bush Hill Park Station is easily accessible and provides direct rail services into London Liverpool Street, making this an excellent choice for those travelling into the City.

For investors, the property represents a strong buy-to-let opportunity with an estimated rental income of approximately £30,000 per annum, subject to market conditions.

Whether you are seeking a family home with room to grow or an investment with future potential, this property offers an exceptional opportunity in a highly convenient location.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £410,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Total area: approx. 100.4 sq. metres (1080.6 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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Poynter Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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