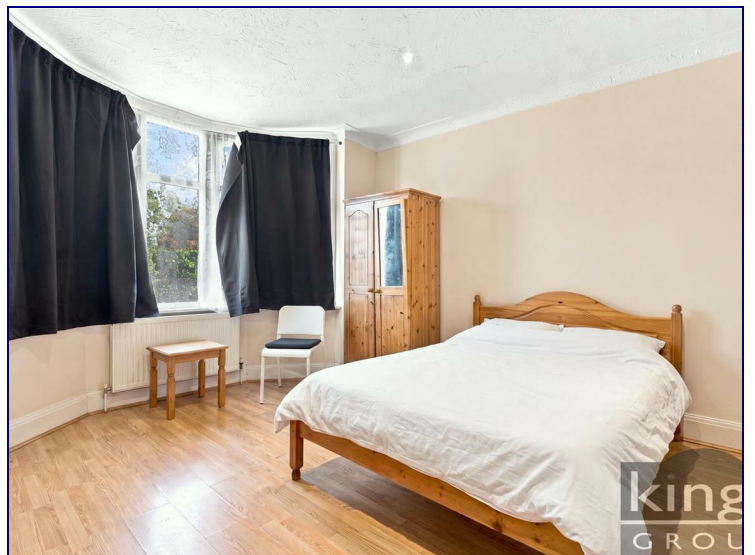


Southbury Road, Enfield, EN1 1QY



£475,000

Kings Group – Enfield Town are pleased to present this chain free three bedroom 1930s terraced house, ideally situated in a prime North London location with a wealth of everyday conveniences right on the doorstep. Offering generous and versatile accommodation, this property is ideally suited to first time buyers, families and investors alike.

The ground floor comprises two reception rooms, office, downstairs shower room and a fitted kitchen, while the first floor offers three well proportioned bedrooms and a three piece family bathroom. Externally, the property benefits from a rear garden that is mainly laid to lawn, providing a pleasant outdoor space for relaxing and entertaining. There is also potential for a loft conversion, subject to the necessary planning permissions and consents.

The property is exceptionally well positioned for transport links, with local bus routes and both Bush Hill Park and Enfield Town stations within close proximity. These stations provide convenient rail connections into Liverpool Street in approximately 35 minutes, making the property particularly appealing to commuters.





Total area: approx. 100.4 sq. metres (1080.8 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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Plan produced using PlanUp.

Southbury Rd

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

