



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Southfield Road, Enfield, EN3 4BU
Offers In The Region Of £425,000

- Three Bedroom Victorian House
- Extended Kitchen/Dining Area
- Ground Floor Bathroom & First Floor Shower Room
- Great Access To London Liverpool Street

- Spacious Through Lounge/Dining Room
- A Modern Fitted Kitchen
- Great Access To Local Shops & Amenities
- An Ideal Family Home or a Buy To Let Opportunity

KINGS GROUP Are delighted to offer this THREE BEDROOM VICTORIAN House, to the Market. Situated in a popular turning in PONDER'S END, this family home benefits from a Spacious Through Lounge/Dining Room, fitted Extended Kitchen, Ground Floor Bathroom, First Floor Shower Room, Large Rear Gardens, Dining Area, Fully Double Glazed Windows and Gas Central Heating. Situated within close proximity to all local shops and amenities. Also benefiting from being within short distance to both Ponders End & Southbury Station which has easy access into the City and all local Shops & Amenities.

FRONT DOOR TO:

ENTRANCE HALLWAY

With coved ceiling, single radiator, laminated wood style floor, doors to:

THROUGH-LOUNGE

22'4 x 14'9 (6.81m x 4.50m)

With double glazed window to front, coved ceiling, radiator, television point, telephone point, laminated wood style floor

KITCHEN/DINER

23'7 x 9'6 (7.19m x 2.90m)

KITCHEN; With double glazed window to rear gardens, range of wall and base unit with work tops over, stainless steel sink unit,, plumbing for washing machine and dishwasher,, space for fridge/freezer electric oven, gas hob, double radiator, TV point, tiled floor

DINING ROOM:

With double glazed window and door to rear gardens, radiator, tiled floor

GROUND FLOOR BATHROOM/WC

With frosted double glazed window to rear, low level WC, was hand basin into vanity unit,, panel enclosed bath with shower, heated towel rail, part tiled walls, tiled floor

STAIRCASE TO FIRST FLOOR LANDING

With coved ceiling, carpet, doors to:

BEDROOM ONE

14'9 x 11'2 (4.50m x 3.40m)

With double glazed window to front, coved ceiling, double radiator, wardrobes, Tv point, laminated wood style floor

BEDROOM TWO

14'3 x 9'2 (4.34m x 2.79m)

With double glazed window to rear gardens, coved ceiling, single radiator, laminated wood style floor

BEDROOM THREE

10'10 x 8'10 (3.30m x 2.69m)

With double glazed window to rear gardens, single radiator, Tv point, telephone point laminated wood style floor

FIRST FLOOR SHOWER/WC

With double glazed window to side, low level wc, wall mounted wash hand basin, shower, extractor, tiled walls and floor

BOARDED AND INSULATED LOFT

EXTERIOR: 125'0(approx) REAR GARDENS

With lawn, patio, shed,water connection,lighting, seating

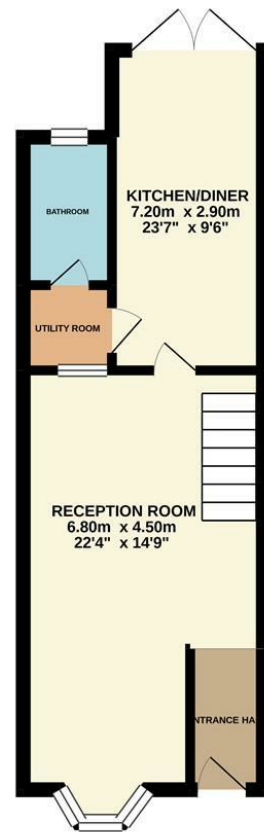
FRONT GARDENS

With Off Street parking





GROUND FLOOR
58.7 sq. m. (632 sq. ft.) approx.



1ST FLOOR
40.6 sq. m. (437 sq. ft.) approx.



TOTAL FLOOR AREA: 99.3 sq. m. (1,069 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex 12/2020



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