



Somerset Road, EN3 6HU  
Enfield



kings



# Somerset Road, EN3 6HU

KINGS GROUP are delighted to present this beautifully refurbished, double-fronted 1930s semi-detached family home located on Somerset Road, Enfield. Finished to a highly luxurious standard internally, this exceptional property is offered in move-straight-in condition — simply bring your clothes and settle in.

The accommodation extends to approximately 1,238 sq ft and comprises four well-proportioned bedrooms, all larger than standard, offering excellent space for family living, home working, or guest accommodation. The home further benefits from a bright and welcoming reception room and two modern bathrooms, all completed to a high specification.

A standout feature is the planning permission granted in 2020 for a 9m–12m outbuilding to the rear of the garden, presenting exciting potential for additional living space, a home office, gym, annexe, or investment use (subject to implementation). The generous rear garden also benefits from alleyway access from the rear and both sides, a rare and valuable feature.

Externally, the property boasts a substantial private driveway providing off-street parking for three to four vehicles. Ideally located close to Enfield Lock and Turkey Street stations, the home offers excellent transport links into Tottenham Hale, Seven Sisters, and Central London.

With luxury finishes, approved planning permission, and strong rental potential of approximately £2,500 PCM, this is a rare opportunity for families and investors alike.

BUYERS INFORMATION

## Offers In The Region Of £650,000



- True “pick up your clothes and move straight in” condition.
- All four bedrooms are larger than standard.
- Approx. 1,238 sq ft of internal accommodation.
- Recently installed external insulation (approx. £15,000).
- Potential rental income of circa £2,500 PCM.
- Four-bedroom semi-detached family home.
- Freehold, double-fronted 1930s residence.
- Luxury internal finish throughout.
- Planning permission granted in 2020 for a 9m–12m outbuilding to the rear.
- Council Tax Band C | EPC Rating D.



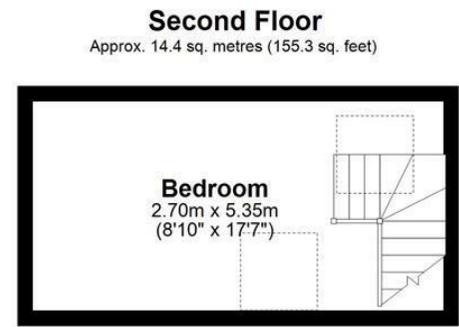
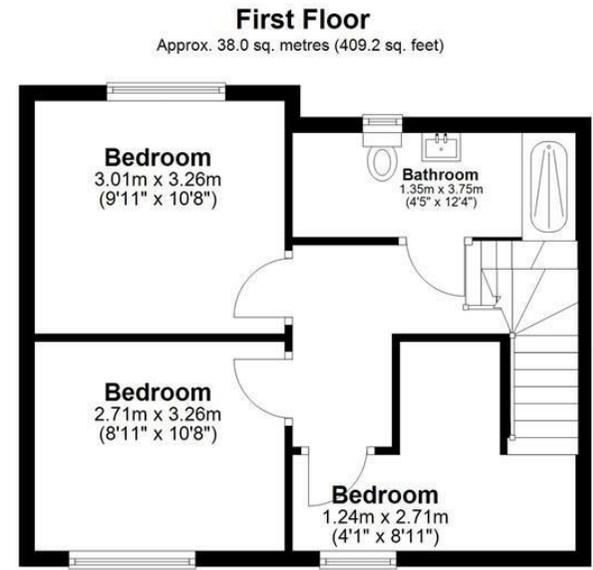
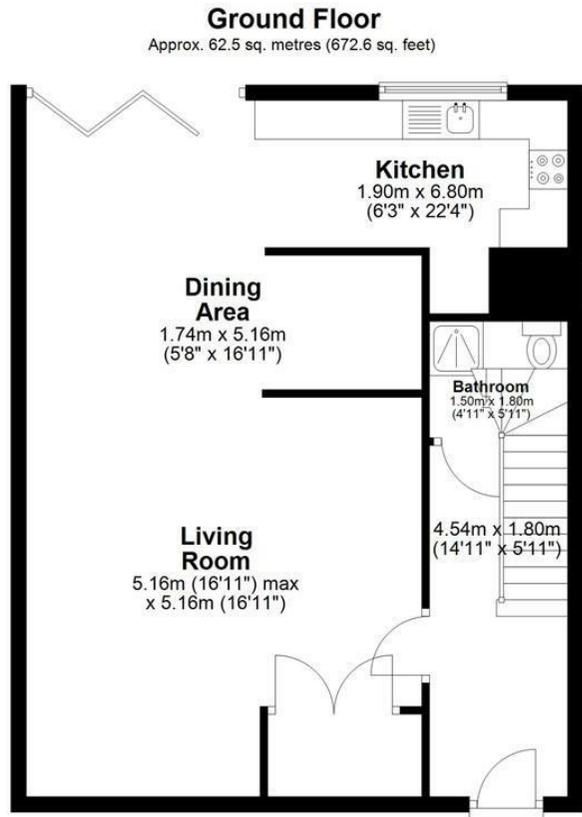


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO2 emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	



Total area: approx. 114.9 sq. metres (1237.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Somerset Road**

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