



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Scotland Green Road North, Enfield, EN3 7UG
Offers In The Region Of £525,000

- Nfopp accredited agents & ceMAP mortgage advisors
- Side single-storey extension and garage additionally
- Housing multiple occupation conversion potential subject to planning
- Off street parking via driveway and garage
- Proximity to Ponders End, Southbury & Enfield Town stations

KINGS GROUP offer on Scotland Green Road North in Enfield, this charming four-bedroom detached house presenting an excellent opportunity for both families and investors alike. Spanning an impressive 1,130 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The two well-appointed bathrooms ensure convenience for all residents.

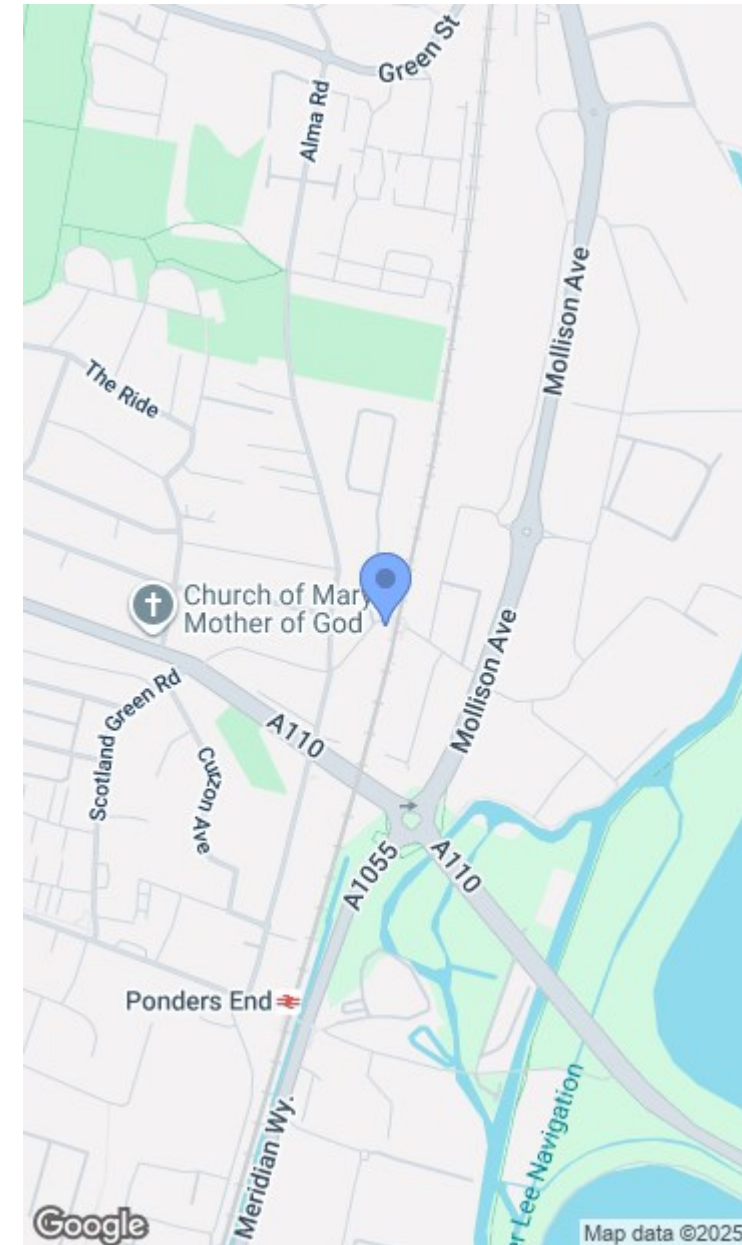
Freehold
Standard Construction
Council Band D
EPC Band D

Constructed between 1970 and 1979, this home has been thoughtfully designed with a private driveway and a garage, offering parking for one vehicle. The side and rear extensions add significant value, presenting a wealth of potential for conversion into a House in Multiple Occupation (HMO), a care home, a commercial unit, or simply an expansive family residence.

The property is offered to the market chain-free, making it an attractive option for those looking to move swiftly. With an Energy Performance Certificate (EPC) rating of D and a council tax band of D, it is situated conveniently close to Ponders End, Southbury, and Enfield Town stations, ensuring excellent transport links for commuting and leisure.

This residence is not only a comfortable family home but also a promising investment opportunity for developers and landlords, with the potential to extend further, subject to the usual consents. Whether you are seeking a spacious family abode or a property with significant development potential, this house on Scotland Green Road North is certainly worth considering.

- Three/four bedroom detached freehold house
- Two toilets including upstairs family bathroom
- Huge development opportunity subject to the usual consents
- Splendid access into Seven Sisters, Tottenham Hale & London city
- Sold Chain-Free (No related purchase)







Scotland Green Road

Approximate Gross Internal Floor Area : 113.30 sq m / 1219.55 sq ft
(Including Garage)

Garage Area : 9.70 sq m / 104.40 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.