



www.kings-group.net

186 Hertford Road
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**Durants Road, Enfield, EN3 7DQ
Offers In The Region Of £425,000**

KINGS GROUP Are delighted to offer this FOUR BEDROOM VICTORIAN Terraced House to the market. Situated in the PONDERS END location this is situated within close proximity to all local SHOPS & AMENITIES including Southbury Station which offers great access into LONDON LIVERPOOL STREET. Benefiting From Front Gardens with potential for Off Street Parking STP, Spacious Lounge, Dining Room, Extended Kitchen, Ground Floor Shower Room, First Floor Bathroom, Loft Room and an Approx 80ft Rear Garden. Situated in a highly sought after turning just off of the Hertford Road this would make an ideal Family Home or an Investment Opportunity.

FRONT DOOR TO

ENTRANCE HALLWAY

With doors to:

RECEPTION ONE

13'7 x 10'9 (4.14m x 3.28m)

With double glazed window to front, Tv point, telephone point, center rose, laminated wood style floor

DINING ROOM

11'0 x 10'10 (3.35m x 3.30m)

With double glazed doors to rear gardens, center rose, laminated wood style floor

KITCHEN

17'3 x 7'0 (5.26m x 2.13m)

With double glazed window and doors to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, hob, single radiator, tiled floor

GROUND FLOOR SHOWER/WC

With low level wc, pedestal wash hand basin, extractor, single radiator, extractor, part tiled walls tiled floor

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE

16'6 x 9'4 (5.03m x 2.84m)

With double glazed windows to front and rear gardens, coved ceiling, Tv point, carpet.

BEDROOM TWO

12'8 x 8'6 (3.86m x 2.59m)

With double glazed window to front, storage, carpet.

BEDROOM THREE

11'0 x 8'2 (3.35m x 2.49m)

With double glazed window to rear gardens, laminated wood style floor

BATHROOM /WC

8'7 x 6'11 (2.62m x 2.11m)

With double glazed frosted window to rear, low level wc, wash hand basin into vanity unit, panel enclosed bath with shower, part tiled walls, lino floor

STAIRCASE TO LOFT/BEDROOM FOUR

10'11 x 5'3 (3.33m x 1.60m)

With double glazed window to front, carpet.

EXTERIOR: 80'0(APPROX) REAR GARDENS

With lawn, shrubs, deck, lighting, water connection.

FRONT GARDENS

EPC RATING D





