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186 Hertford Road  
Enfield EN3 5AZ  
Tel: 020 8805 5959

**Hammond Road, Enfield, EN1 3PD**  
**Offers In The Region Of £400,000**



- NFOPP accredited agency & ceMAP mortgage advisors
- Situated in the ever popular EN1 Enfield postcode
- Potential for further development subject to usual consents
- Monthly rental value of £2,150 PCM (after refurbishments)
- Grant of probate certificate applied for and only awaited

KINGS GROUP offer on Hammond Road in the desirable area of Enfield, this charming mid-terrace house presenting a wonderful opportunity for families and investors alike. Spanning approximately 990 square feet, this property boasts three well-proportioned bedrooms and two bathrooms, making it ideal for comfortable living.

Constructed in the 1950s, the house retains a sense of character while providing ample space for modern needs. The generous garden is a standout feature, offering significant potential for outdoor enjoyment, gardening, or even future extensions, subject to planning permission. The property is situated in the sought-after EN1 postcode, ensuring convenient access to local amenities, schools, and transport links.

This home is being sold chain-free, allowing for a smoother transition for prospective buyers. Additionally, a grant of probate certificate has been applied for, which will facilitate the sale process. The property falls under council tax band C, making it an attractive option for those looking to manage their living expenses effectively.

With its combination of space, location, and potential, this mid-terrace house on Hammond Road is a rare find in the current market. Whether you are looking to settle down or invest, this property is well worth a viewing.

Freehold  
Standard Construction  
Low Flood Risk

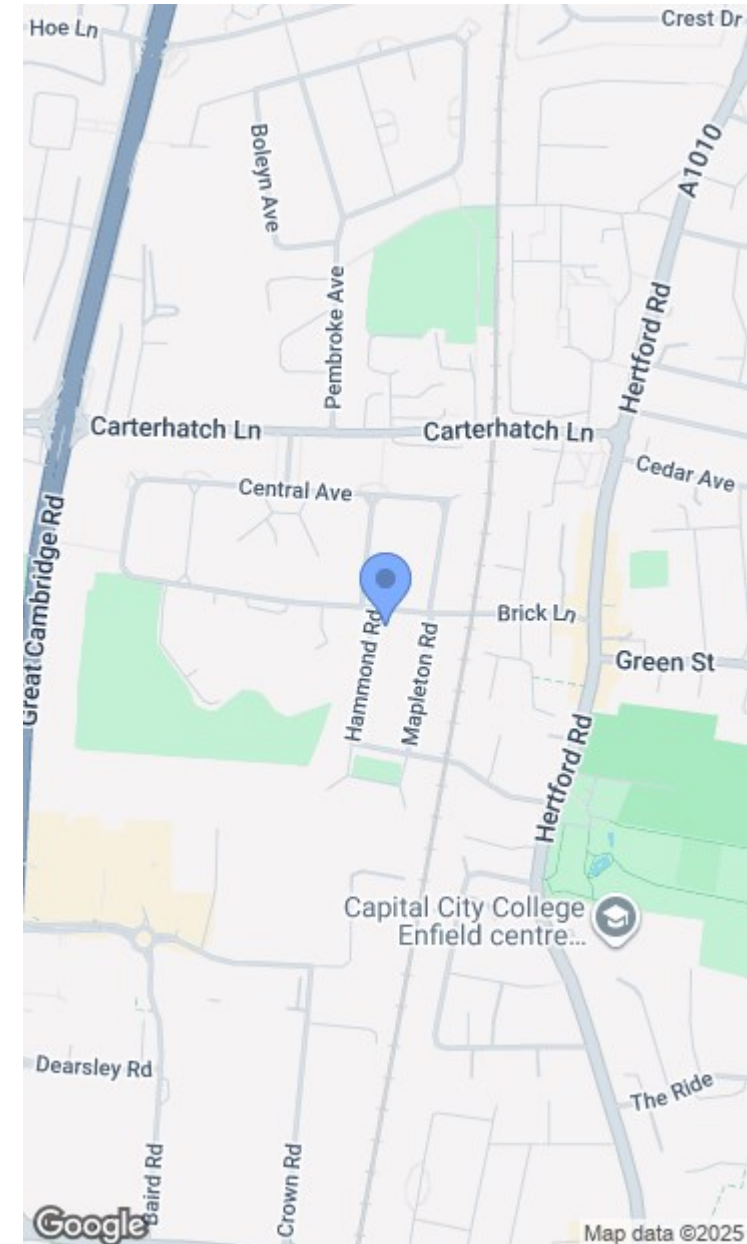
Council Tax Rating C  
EPC TBC

Coverage  
Mobile (based on calls indoors)  
O2 GOOD  
EE GOOD  
Three GOOD  
Vodafone GOOD

Broadband (estimated speeds)  
Standard 8 mbps  
Superfast 44 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT YES  
Sky YES  
Virgin YES

- Three-bedroom two-bathroom freehold house in Enfield London
- Large front and rear gardens with huge possibilities
- Council Band C & EPC Band TBA
- Proximity to Southbury station serving Seven Sisters, and London City
- Offered to market chain-free (no related purchase)

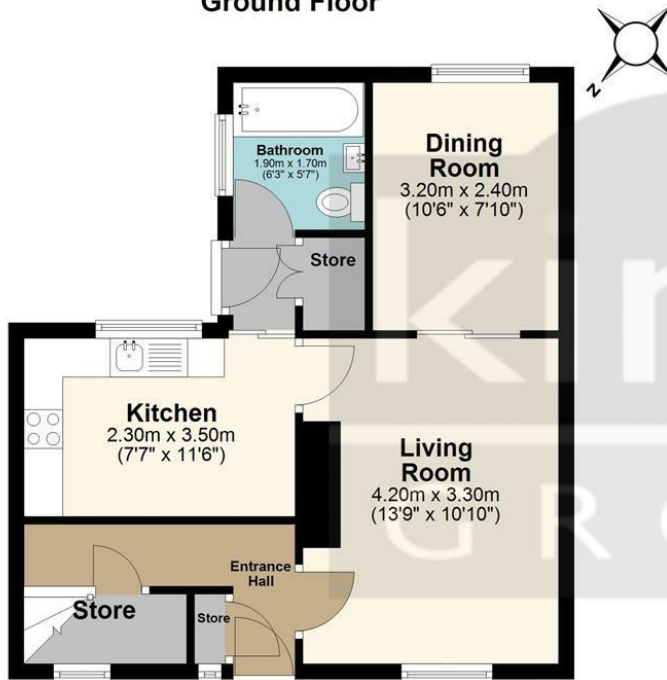








## Ground Floor



## First Floor



Total area: approx. 74.3 sq. metres (799.5 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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**Hammond Road**



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