



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Southfield Road, Enfield, EN3 4BY
Offers In The Region Of £439,995

- Four Bedroom House
- Victorian Build
- Through Lounge & Dining Room
- 70'0(approx) Rear Gardens
- Close Proximity To All Local Shops & Amenities

Potential For Further Development STP **KINGS GROUP** Are delighted to offer this **FOUR BEDROOM SEMI DETACHED HOUSE** to the market. Situated within the sought after **PONDERS END LOCATION** this is within a stone throw from all the local **SHOPS & AMENITIES** Including both **Ponders End & Southbury Train Station** which have Ideal Links into **TOTTENHAM HALE & LONDON LIVERPOOL STREET**. This Family home also Benefits from a Spacious Through Lounge, An Extended Kitchen with a Dining Area, First Floor Bathroom, Approx 70Ft Rear Gardens, Loft Room, Front Gardens, Double Glazed & Gas Central Heating.

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALLWAY

With doors to:

RECEPTION ONE

18'5 x 11'8 (5.61m x 3.56m)

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

RECEPTION TWO

14'6 x 11'3 (4.42m x 3.43m)

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

KITCHEN

18;6 x 10'7 (5.49m;1.83m x 3.23m)

With double glazed windows to side and 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, extractor, tiled floor

- Semi Detached Property
- Bedroom 4 Loft Room
- First Floor floor Bathroom/wc
- Great Access into Tottenham Hale & London Liverpool Street
- Situated Within The Ponders End Location

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE

14'6 x 10'3 (4.42m x 3.12m)

With double glazed window to front, single radiator, carpet.

BEDROOM TWO

14'9 x 9'0 (4.50m x 2.74m)

With double glazed window to rear gardens, single radiator, carpet.

BEDROOM THREE

10'7 x 9'0 (3.23m x 2.74m)

With double glazed window to rear gardens, single radiator, carpet.

BATHROOM/WC

With double glazed frosted window to side, low level wc, pedestal wash hand basin, panel enclosed bath with shower, part tiled walls, lino floor

BEDROOM FOUR/LOFT

16'0 x 11'6 (4.88m x 3.51m)

With double glazed window to rear gardens, storage, single radiator,, carpet.

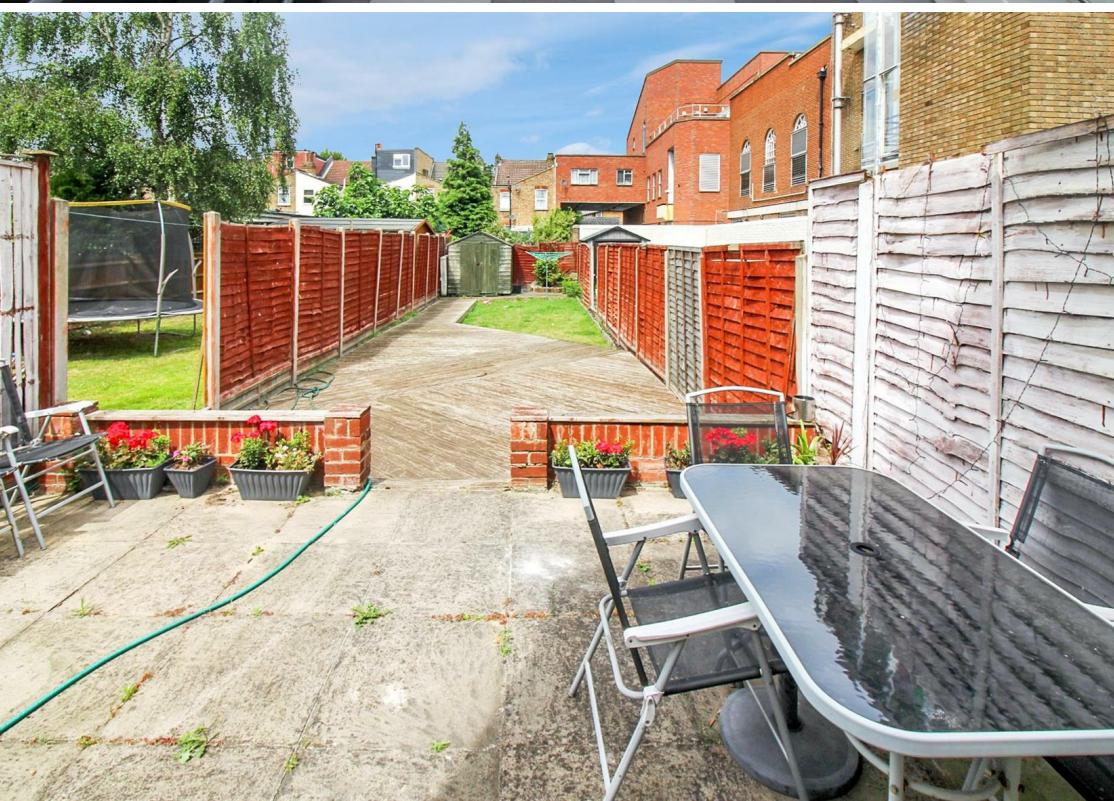
EXTERIOR: 70'0(APPROX) REAR GARDENS

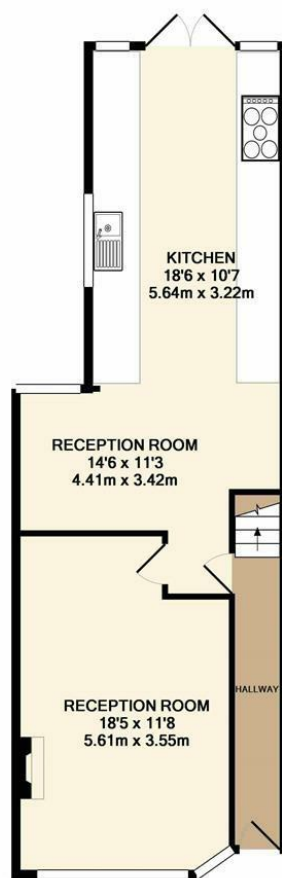
With lawn, water connection, lighting,

FRONT GARDENS

EPC RATING D



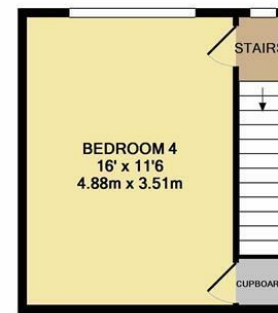




GROUND FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(52.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 232 SQ.FT.
(21.5 SQ.M.)

SOUTHFIELD ROAD EN3

TOTAL APPROX. FLOOR AREA 1329 SQ.FT. (123.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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
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