



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Stoneleigh Avenue, Enfield, EN1 4HL
Offers In The Region Of £499,950

- Three spacious and well-proportioned bedrooms
- Large rear garden offering excellent outdoor space
- Offered to the market chain free
- Excellent potential to extend to the rear and side (STPP)
- Close proximity to local shops, schools, and amenities

KINGS GROUP offer this well-proportioned three-bedroom end-of-terrace property, which is an excellent opportunity for families and investors alike. Offering generous living accommodation and superb potential to extend to both the rear and side (subject to the necessary planning consents), this home provides flexibility for future growth and development.

The ground floor features a bright and welcoming lounge, along with a spacious kitchen/dining room that's perfect for everyday family living and entertaining. Upstairs, you'll find three generously sized bedrooms that provide comfortable and versatile accommodation. Outside, the property benefits from a large rear garden offering excellent outdoor space, and there is off-street parking to the front.

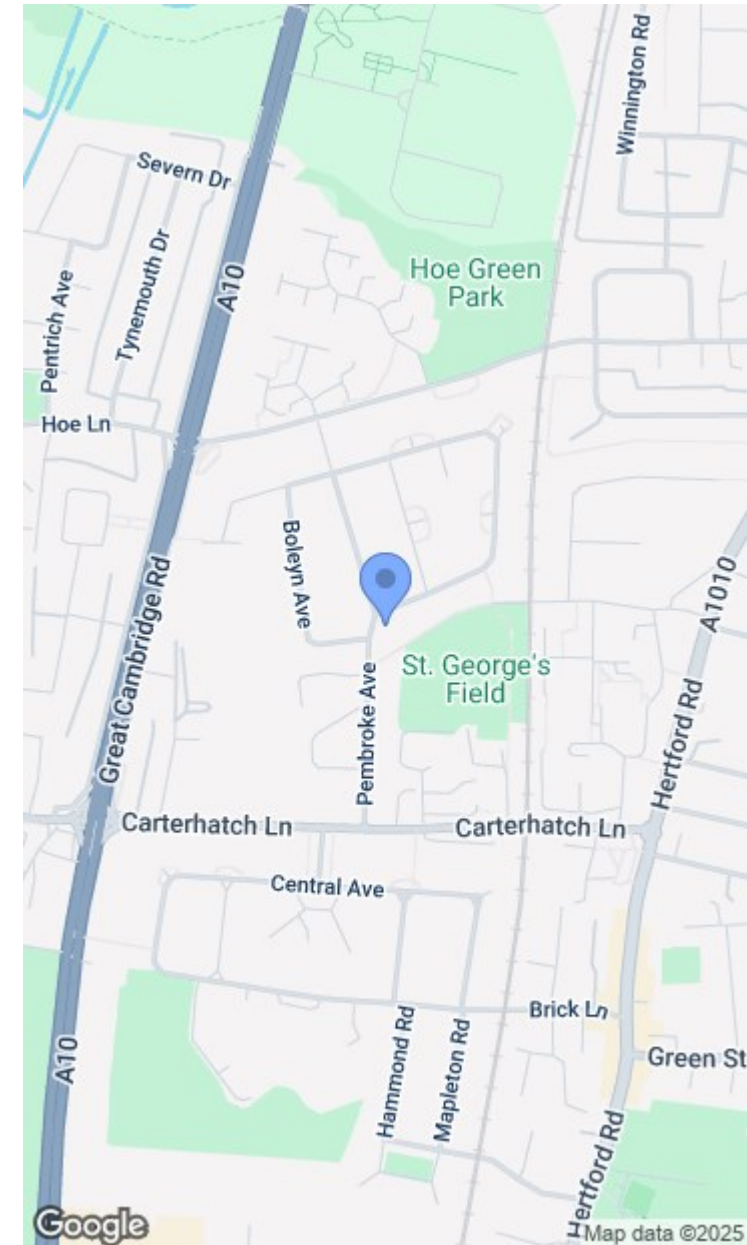
Ideally located within close proximity to a range of local shops and amenities, the property is also well connected for commuters, with Brimsdown and Southbury stations nearby, both providing direct rail access into central London. The A10 and M25 are easily accessible, offering excellent road links to the surrounding areas.

With its convenient location, ample living space, and potential for further development, this property represents an ideal family home or investment opportunity. Early viewing is highly recommended.

Freehold
Potential Rental Value £2,100 PCM
Council Tax Band D
EPC Rating D

Low Flood Risk
Standard Construction

- Bright and welcoming lounge
- Off-street parking to the front of the property
- End-of-terrace position providing added privacy and space
- Ideal for both families and investors
- Easy access to Brimsdown & Southbury stations, A10, and M25 with direct links into Central London







Stoneleigh Avenue, EN1

Approximate Gross Internal Floor Area : 78.0 sq m / 839.58 sq ft
(Excluding Shed)

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

