



www.kings-group.net

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Enfield EN3 5AZ
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Somerset Road, Enfield, EN3 6HU
Offers In The Region Of £650,000

- NFoPP-accredited agency & ceMAP mortgage advisors
- Freehold double-fronted 1930's residence
- Council Tax Band C & EPC Rating D
- Proximity to Enfield Lock & Turkey Streets stations
- Ample opportunity to extend subject to usual consents

KINGS GROUP offer on Somerset Road in Enfield, this charming semi-detached house presenting a delightful blend of modern living and classic appeal. Built in the 1930s, this double fronted property boasts an impressive 1,238 square feet of well-designed space, making it an ideal family home.

The residence features three spacious bedrooms, providing ample room for relaxation and rest. With two bathrooms, morning routines will be a breeze, ensuring convenience for all family members. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

Recently refurbished and tastefully decorated, this home is ready for you to move in and make it your own. The property also benefits from a generous driveway, accommodating three to four vehicles, which is a rare find in the area. The expansive garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air.

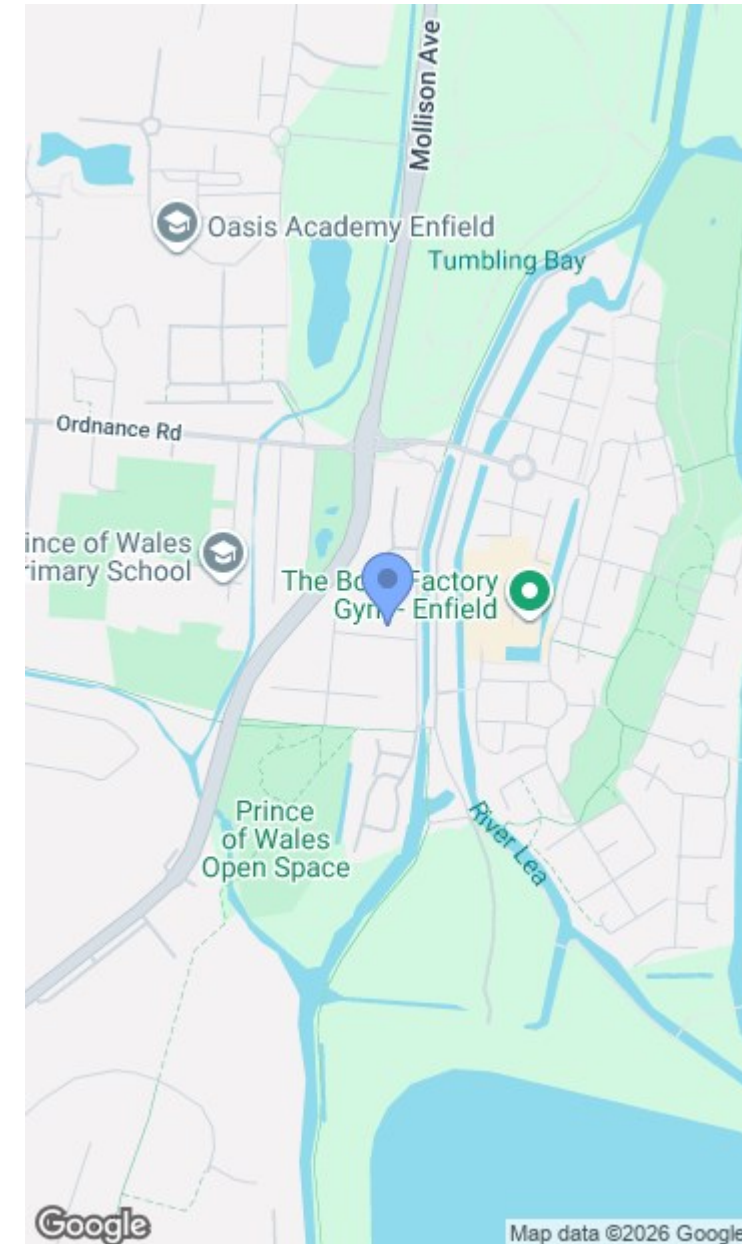
Situated close to local stations, this property offers excellent access into London, making it a prime choice for commuters. With a potential rental income of approximately £2,500 per calendar month, this home is not only a fantastic living space but also a sound investment opportunity.

Furthermore, the house holds significant potential for extension, allowing you to tailor the property to your specific needs and desires.

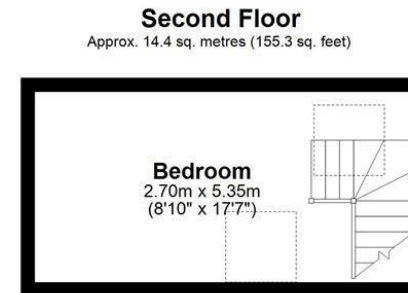
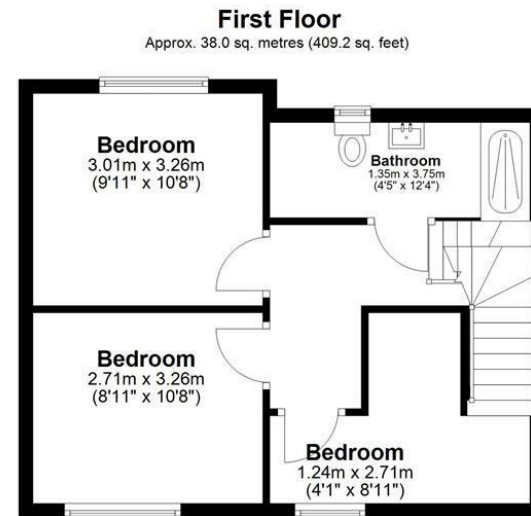
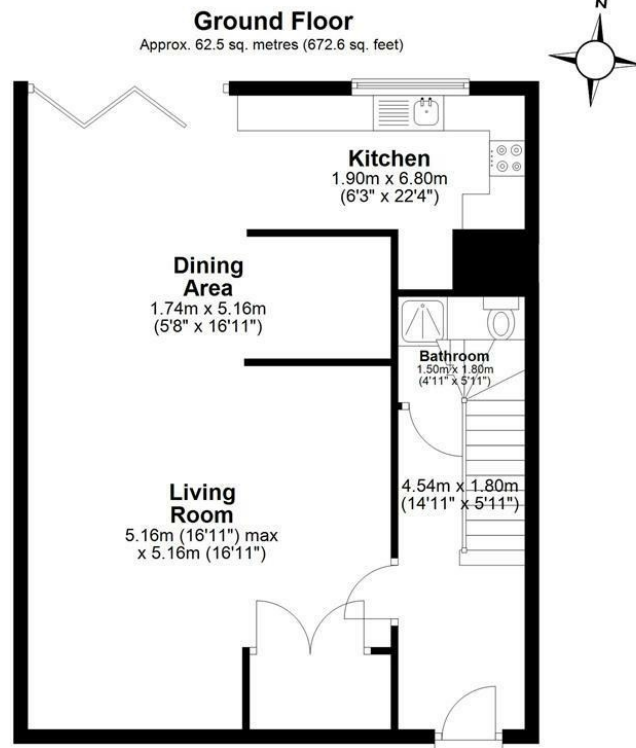
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

- Four/three-bedroom semi-detached home
- Potential rental income of circa £2,500 PCM
- Recently refurbished and decorated
- Splendid access into Tottenham Hale, Seven Sisters & London City
- Closeby to canal and beautiful river walk views







Total area: approx. 114.9 sq. metres (1237.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Somerset Road



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