



www.kings-group.net

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

Church Road, Enfield, EN3 4NY
Offers In The Region Of £425,000

KINGS GROUP are delighted to offer this THREE BEDROOM TERRACED House to the market. Offered with NO ONWARD CHAIN and is situated in the highly sought after PONDER'S END Location which is conveniently located to all local SHOPS and amenities including Southbury Station & Ponders End Station which has great links into both Tottenham Hale & LONDON LIVERPOOL STREET. This home benefits from TWO RECEPTION ROOMS, Fitted Kitchen, LARGE REAR GARDEN, First Floor Bathroom. In our opinion this would make an ideal Investment opportunity or family home and can achieve a rental income of £23,000-£24,000PA.

FRONT DOOR LEADING TO:

PORCH

ENTRANCE HALLWAY

With carpeted flooring, under the stairs storage cupboard, stairs leading to first floor

RECEPTION ROOM

13'7" x 11'5 (4.14m x 3.48m)

With double glazed window to front aspect, carpeted flooring, power points

DINING ROOM

11'6" x 10'6" (3.51m x 3.20m)

With double glazed windows to rear aspect, fireplace, power points, carpeted flooring, door leading to garden

KITCHEN

8'4" x 6'10" (2.54m x 2.08m)

With double glazed window to rear aspect, tiled flooring, sink with drainer unit, freestanding cooker, plumbing for washing machine, door leading to garden

FIRST FLOOR LANDING

With carpeted flooring

BEDROOM ONE

12'10" x 10'4" (3.91m x 3.15m)

With double glazed bay window to front aspect, carpeted flooring, radiator

BEDROOM TWO

11'7" x 9'5" (3.53m x 2.87m)

With double glazed window to rear aspect, carpeted flooring, storage cupboard, power points, radiator

BEDROOM THREE

With double glazed window to front aspect, radiator, power points

BATHROOM

7'3" x 5'7" (2.21m x 1.70m)

With double glazed opaque window to rear aspect, part tiled walls. pedestal wash basin, panel enclosed bath with shower attachment,

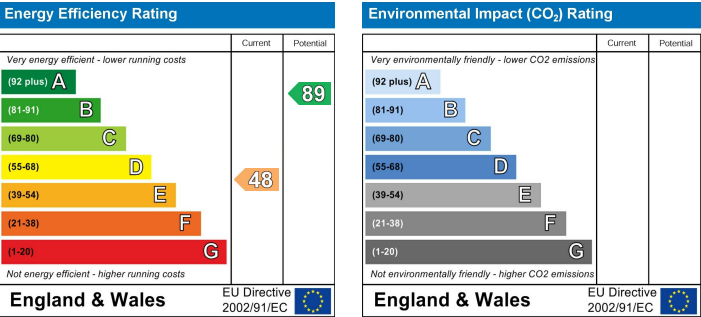
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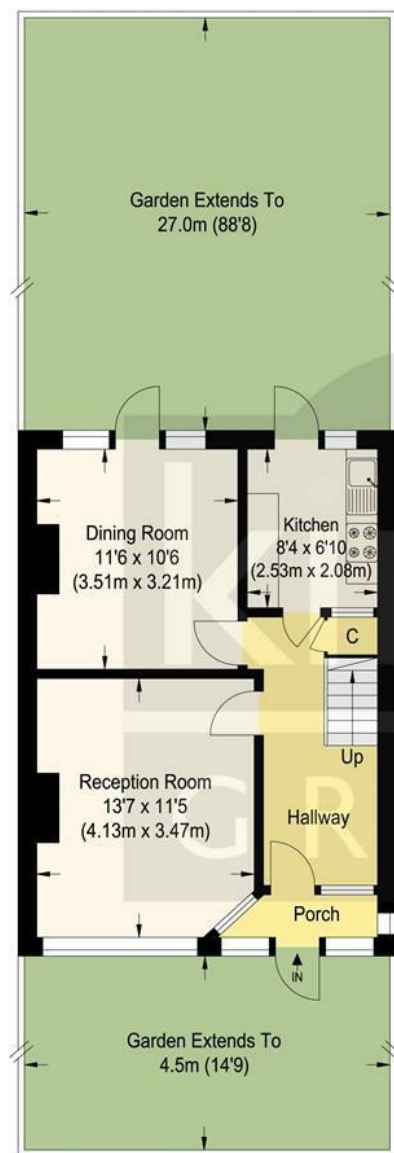
4'7" x 2'4" (1.40m x 0.71m)

GARDEN

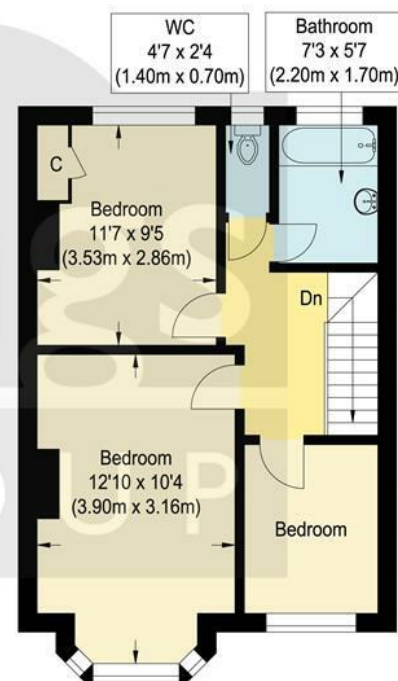
88'8" (27.03m)

Extends approximately 88', mainly paved, fence





Ground Floor



First Floor

Church Road, EN3

Approximate Gross Internal Floor Area : 86.20 sq m / 927.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



