



Southfield Road, EN3 4BY  
Enfield





# Southfield Road, EN3 4BY

KINGS GROUP offer in the sought-after Ponders End area of Enfield, London, this charming three-bedroom Victorian house presenting a delightful blend of period features and modern convenience. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

The location is particularly advantageous, with Ponders End, Southbury, and Enfield Town stations just a short distance away, providing excellent transport links into central London. For those who travel frequently, the property also offers great access to Stansted, Luton, and London City airports, making it a perfect choice for commuters and jet-setters alike.

This Victorian house is chain-free, allowing for a smooth and straightforward purchase process. The property falls under council band D and has an EPC rating of D, reflecting its energy efficiency.

In summary, this delightful home on Southfield Road presents a wonderful opportunity to own a piece of Victorian charm in a vibrant and well-connected part of London. Whether you are looking to settle down or invest, this property is sure to impress.

## 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

## Offers In The Region Of £489,995



- Exceptional Three-Bedroom Residence
- Offered Chain Free with Vacant Possession
- Front & Rear Gardens
- Highly Attractive Investment or Development Opportunity
- Well Positioned for Outstanding Schools, Amenities and Transport Links

- Rare Opportunity to Create a Stunning Family Home
- A Well Presented Property
- Outstanding Potential to Extend (Subject to Planning Permission)
- Upstairs family bathroom
- Situated Within the sought after Ponders End Location





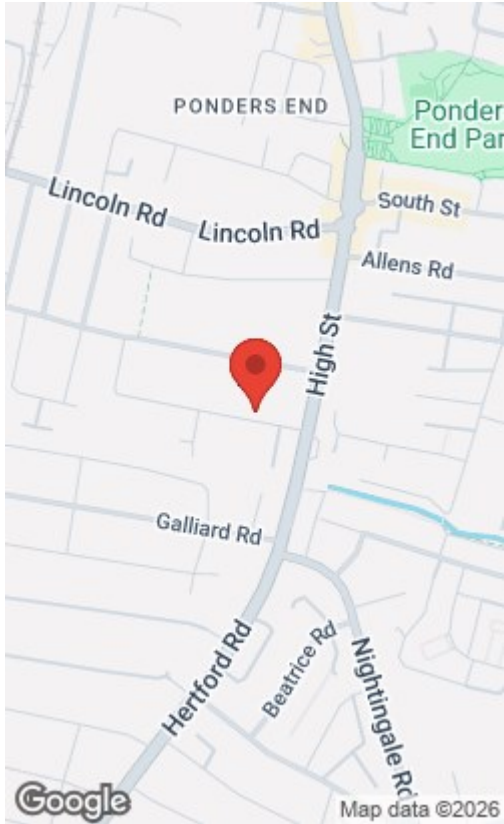
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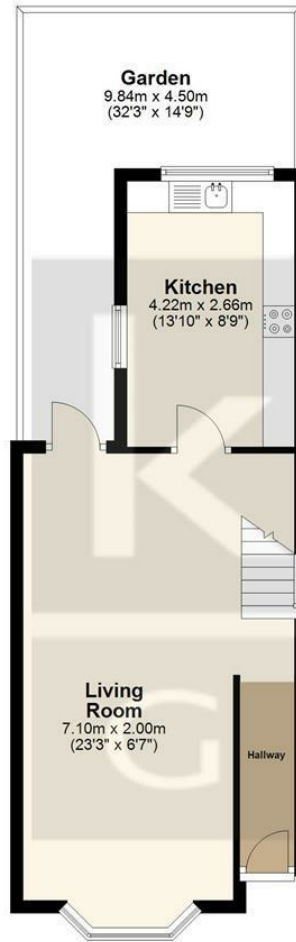
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |



**Ground Floor**  
Approx. 38.9 sq. metres (418.4 sq. feet)  
(excluding Hallway, Garden)



**First Floor**  
Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 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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Plan produced using PlanUp.

**Southfield Road**

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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