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

The Sunny Road, Enfield, EN3 5EG  
Offers In The Region Of £550,000

KINGS GROUP are delighted to present this chain-free, double-fronted four-bedroom end of terrace house, situated on the ever-popular Sunny Road, Enfield. Built circa 1930s, this characterful freehold property offers generous living space, excellent transport links, and further development potential, making it an ideal purchase for families, commuters or investors alike.

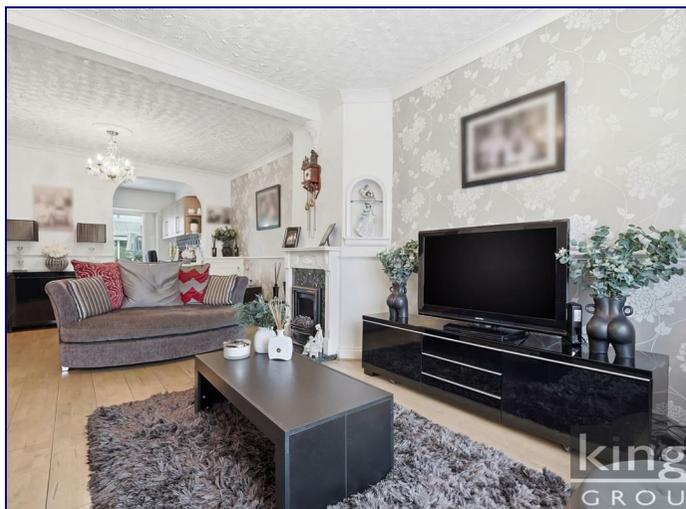
The property boasts an impressive layout throughout, comprising two spacious reception rooms, perfect for both family living and entertaining, along with a well-proportioned kitchen area and two bathrooms providing convenience for modern family life. Upstairs, the property offers four well-sized bedrooms, creating versatile accommodation suitable for growing families or those working from home.

Externally, the property benefits from a large driveway providing ample off-street parking, while the home has already been extended, increasing the overall living space. There remains excellent potential to extend further into the loft (STPP), offering buyers the opportunity to add additional accommodation and further enhance the value of the property.

With the property positioned within easy reach of Brimsdown Station, Ponders End Station, and Enfield Town Station, providing convenient access into Tottenham Hale, Seven Sisters, and London Liverpool Street, making this an excellent option for commuters travelling into Central London.

#### 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.



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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





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Total area: approx. 119.1 sq. metres (1282.3 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.□

**Sunny Road**



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