



www.kings-group.net

186 Hertford Road Enfield EN3 5AZ Tel: 020 8805 5959 Curzon Avenue, Enfield, EN3 4UD
Offers In Excess Of £425,000

- Well-presented three-bedroom house situated in the popular Ponders End location Spacious lounge providing a comfortable family living area
- Extended kitchen offering ample space for cooking and dining
- First-floor family bathroom plus en suite in the loft conversion
- Close to local shops, schools, and amenities for everyday convenience
- Fantastic family home or investment opportunity
- **GUIDE PRICE £425,000-£440,000** KINGS GROUP are delighted to offer to the market this wellpresented three-bedroom house, ideally situated in the popular Ponders End location.

This charming home offers a spacious lounge, an extended kitchen, and a bright conservatory, creating generous living and dining areas ideal for family life and entertaining.

On the first floor, the property features a modern family bathroom, while the loft conversion provides an additional bedroom complete with its own en suite, offering a comfortable and private space for guests or family members.

Externally, the home benefits from both front and rear gardens, providing outdoor space for relaxation or family activities.

Conveniently located, the property is within close proximity to local shops, schools, and amenities, as well as Ponders End Train Station, which offers direct access to Tottenham Hale and London Liverpool Street, making it perfect for commuters.

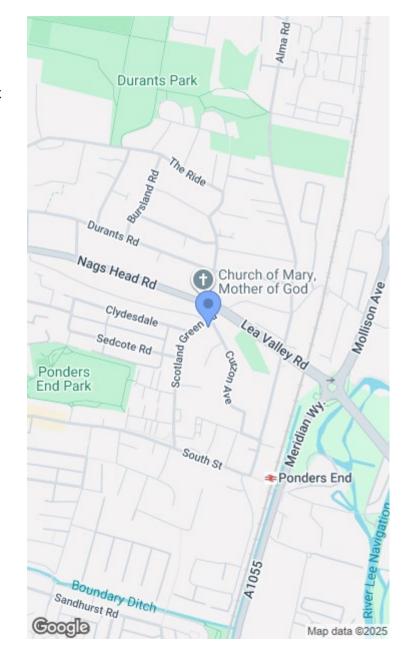
This property would make a fantastic family home or an excellent investment opportunity, with a potential rental income of approximately £2,000 PCM.

Freehold Flood Risk "Low" **EPC** Rating C Council Tax Band C

BUYERS INFORMATION To conform with government Money Laundering

- Bright conservatory ideal for additional living or dining space
- Front and rear gardens providing outdoor space for relaxation and entertaining
- Excellent transport links via Ponders End Train Station with direct access to Tottenham Hale and London Liverpool Street
- Potential rental income of approximately £2,000 PCM

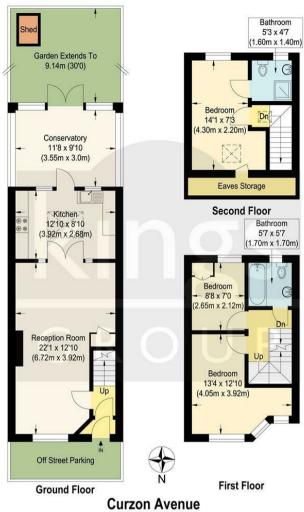
Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge 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.











Approximate Gross Internal Floor Area : 92.10 sq m / 991.35 sq ft
(Excluding Eaves Storage & Shed)

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





