



www.kings-group.net

186 Hertford Road
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Northfield Road, Enfield, EN3 4BP
Offers In Excess Of £500,000

- Three Bedroom End of Terrace House
- Kitchen Diner
- Potential Side & Rear Development STPP
- High Ceilings
- Summerhouse & Ensuite

Kings Group are delighted to offer in our opinion this IMMACULATE, THREE BEDROOM End of Terrace House. With Potential for side and rear development opportunity STPP this property would make an ideal investment opportunity. This also benefits from high ceilings, two reception rooms/kitchen diner, fitted kitchen, ground floor WC/ Shower Room, first floor bathroom, summer house & En-Suite, off parking, Private side access and is close proximity to Ponders End & Southbury station which offers great access into the City. This property has recently been fully modernised and has new electrics, new central heating system and newly double glazed. EPC Rating C

DOUBLE GLAZED FRONT DOOR TO ENTRANCE HALLWAY

With doors to:

LOUNGE 13'1 x 10'5 (3.99m x 3.18m)

With double glazed window to front, double radiator, laminated wood style floor

KITCHEN/DINER 16'7 x 6'8 (5.05m x 2.03m)

With double glazed window to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, hob, extractor, laminated wood style floor

CONSERVATORY 15'3 x 6'11 (4.65m x 2.11m)

Double Glazed to Rear Gardens.

- Spacious Reception Room
- First Floor Bathroom
- An Immaculate Property
- Ground Floor WC/Shower Room
- Approx 120Ft Rear Garden

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE 10'11 x 8'5 (3.33m x 2.57m)

With double glazed window to front, storage, double radiator, Tv point, laminated wood style floor

BEDROOM TWO 11'0 x 8'2 (3.35m x 2.49m)

With double glazed window to rear gardens, storage double radiator, laminated wood style floor

BEDROOM THREE 7'0 x 6'7 (2.13m x 2.01m)

With double glazed window to front, double radiator, laminated wood style floor

BATHROOM/WC

With double glazed frosted window to rear, low level wc, wall mounted wash hand basin, panel enclosed bath with shower, heated towel rail, tiled floor.

EXTERIOR: 125ft (APPROX) REAR GARDENS
WITH A GUEST HOUSE, EN-SUITE & Kitchen, with double glazing, lounge area with laminated wood style floor., to: Cloakroom, with low level wc, wall mounted wash hand basin,

FRONT GARDENS

With side access.

EPC RATING C







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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