



www.kings-group.net

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

Arbour Road, Enfield, EN3 7TX
Offers In The Region Of £465,000

- NFOFP accredited agency & ceMAP mortgage advisors
- Potential rental valuation of £2,300 PCM
- Off street parking via private driveway
- Splendid access into Tottenham Hale, Seven Sisters & London City
- Potential for further development subject to usual consents

- Three-bedroom house in Enfield London
- EPC Rating D and Council Tax Band D
- Proximity to Ponders End & Southbury train stations
- Well-maintained and presented throughout sellers ownership
- Originally built in the year circa 1930s

KINGS GROUP offer on Arbour Road in the vibrant area of Enfield, this charming terraced house presenting a delightful blend of modern living and classic 1930s architecture. Spanning an impressive 1,001 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious through lounge that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house has been meticulously maintained, ensuring that it is in excellent condition and ready for you to move in without delay.

With two bathrooms, including convenient facilities, this home caters to the needs of a busy household. The property also boasts off-street parking via a driveway, a valuable feature in this bustling area.

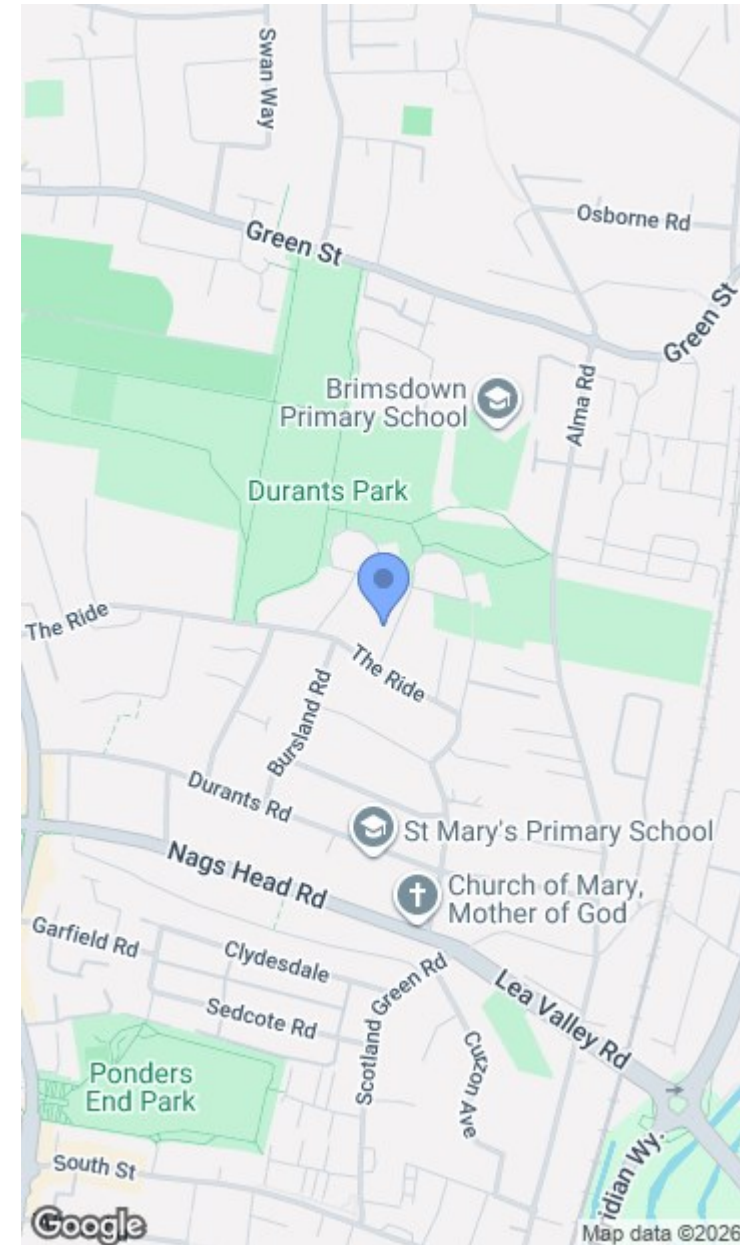
Situated close to Southbury and Ponders End stations, commuting to London City is both easy and efficient, making this location perfect for professionals and families alike. The surrounding neighbourhood offers a variety of local amenities, ensuring that all your daily needs are within reach.

This property is rated EPC band D, reflecting its energy efficiency, and is a wonderful opportunity for those looking to settle in a well-connected and thriving community.

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.





GROUND FLOOR
86.5 sq.m. (931 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 96.3 sq.m. (1037 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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