



Alma Road, EN3 7RT  
Enfield





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# Alma Road, EN3 7RT

**\*\*Saturday 16th May (strictly by appointment only)\*\*** Kings Group are delighted to present this spacious three-bedroom family home, ideally located on Alma Road, offering fantastic potential for modernisation making it a perfect blank canvas for buyers looking to create their ideal home.

The property offers a well-proportioned layout throughout, including a generous living room, separate dining room, and an extended kitchen to the rear providing direct access to the garden. The ground floor also benefits from a convenient WC. To the first floor, there are three bedrooms and a family bathroom.

Externally, the property boasts a good-sized rear garden and a garage accessed via a service road. To the front, there is a garden with excellent potential to create off-street parking (subject to planning permission), further enhancing the property's appeal.

Positioned within a well-established residential area, the property is conveniently located within close proximity to a number of local schools, including Brimsdown, Alma Primary School, St Mary's Catholic Primary School, and Oasis Academy Hadley, making it an ideal choice for families.

For commuters, the property is within easy reach of both Brimsdown, Ponders End and Southbury train stations, offering direct links into Tottenham Hale (Victoria Line) and London Liverpool Street, providing swift access into Central London.

This property presents an excellent opportunity for buyers to add value and personalise the space to their own taste. It would make an ideal family home or a strong buy-to-let investment, with a potential rental income in the region of £24,000-£25,000 per annum.

## Offers In Excess Of £425,000



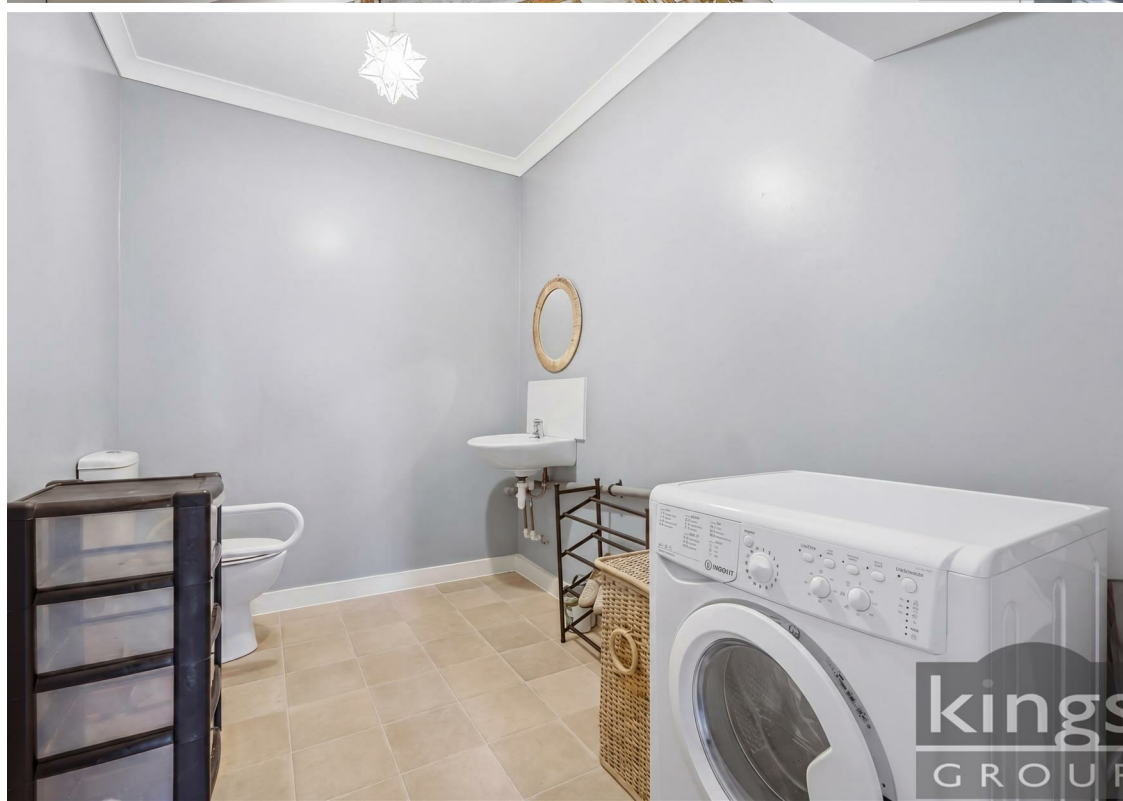
- Three-bedroom Terraced House
- Fantastic potential for modernisation – ideal blank canvas
- Extended kitchen with direct access to the rear garden
- Front garden with potential for off-street parking (STPP)
- Easy access to Ponders End & Southbury stations with direct links into Tottenham Hale & London Liverpool Street
- Highly sought-after residential location on Alma Road, EN3
- Spacious living room and separate dining room
- Ground floor WC and first floor family bathroom
- Close to well-regarded schools including Alma Primary & Oasis Academy Hadley
- Offered chain free



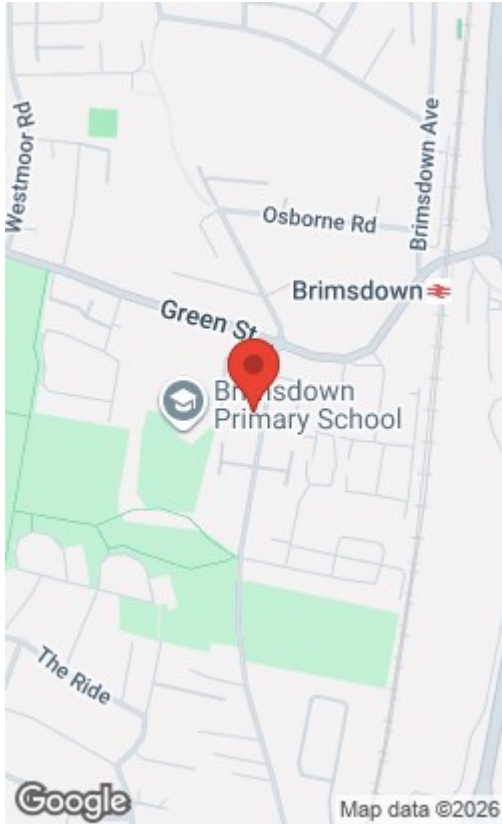


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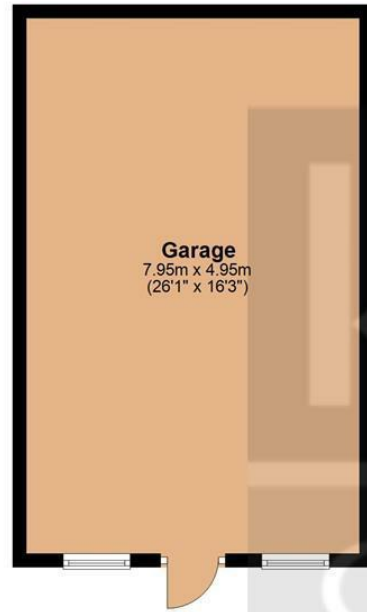


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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



### Outbuilding

Approx. 39.4 sq. metres (423.6 sq. feet)



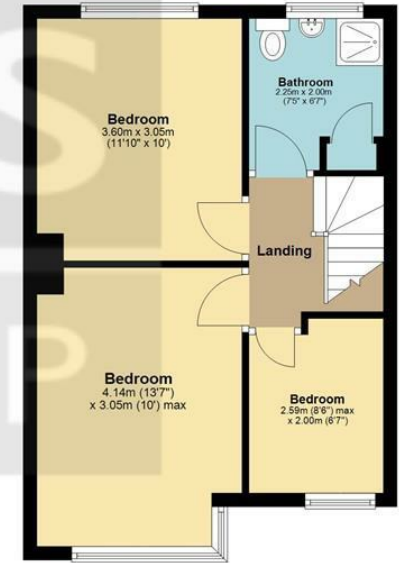
### Ground Floor

Approx. 51.2 sq. metres (550.7 sq. feet)  
(excluding Garden)



### First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 128.9 sq. metres (1386.9 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. □

Alma 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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