



www.kings-group.net

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

Hertford Road, Enfield, EN3 5JN
Offers In The Region Of £479,000

- Four Bedroom Victorian Terraced House
- Extended Fitted Kitchen
- Loft Room & En-Suite
- An Ideal Family Home or Investment Opportunity
- EPC RATING D

KINGS GROUP Are delighted to offer this FOUR BEDROOM Victorian Terraced House to the Market. Offered with NO ONWARD CHAIN and is situated within close proximity to all local SHOPS & AMENITIES including Brimsdown & Turkey Street Station which offers great access into both TOTTENHAM HALE AND LONDON LIVERPOOL STREET. Also Benefiting from Four Bedrooms, Extended Fitted Kitchen, First Floor Bathroom, Ground Floor Cloakroom, Front & Rear Gardens. In our opinion this would make an ideal Investment Opportunity with further potential STP.

FRONT DOOR TO:

ENTRANCE HALLWAY:

With doors to:

THROUGH-LOUNGE

25'1 x 11'3 (7.65m x 3.43m)

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

KITCHEN

9'7 x 8'9 (2.92m x 2.67m)

With double glazed window to side, range of wall and base units, work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, hob, tiled floor.

UTILITY

With double glazed window to rear gardens, power, tiled floor.

GROUND FLOOR CLOAKROOM

With double glazed frosted window to rear, low level wc, wash hand basin, heated towel rail, tiled floor

- Two Reception Rooms
- Ground Floor Cloakroom & First Floor Bathroom
- Close Proximity To All Local Shops & Amenities
- Great Access Into Tottenham Hale & London Liverpool Street

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE

14'4 x 13'10 (4.37m x 4.22m)

With double glazed window to front, telephone point, stripped floorboard

BEDROOM TWO

11'1 x 9'1 (3.38m x 2.77m)

With double glazed window to rear gardens, single radiator, carpet.

BEDROOM THREE

10'3 x 7'8 (3.12m x 2.34m)

With double glazed window to rear gardens, telephone point, laminated wood style floor

BATH/SHOWER ROOM/WC

With double glazed frosted window to rear, low level wc, pedestal wash hand basin bath,, shower, heated towel rail, tiled floor.

LOFT ROOM/BEDROOM FOUR

15'2 x 13'1 (4.62m x 3.99m)

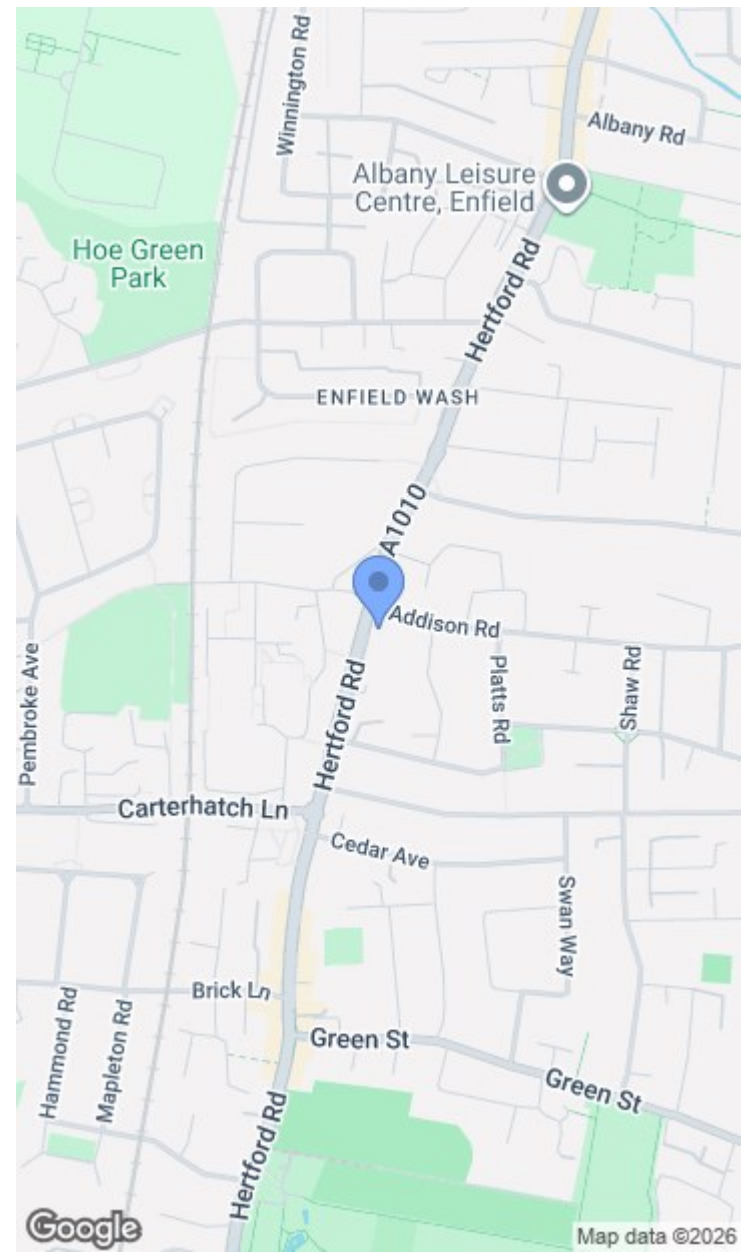
With double glazed window to front, power, laminated wood style floor

EXTERIOR:40'0(APPROX) REAR GASRDENS

With lawn, shrub, water connection, lighting,

FRONT GARDENS

EPC RATING D







Hertford Road

Approximate Gross Internal Floor Area : 104.90 sq m / 1129.13 sq ft
(Excluding Shed)

Shed Area : 3.70 sq m / 39.82 sq ft

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

