



King Edwards Road, EN3 7DB
Enfield





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KINGS GROUP offer to the market this very well presented two-bedroom home offers bright and well-proportioned accommodation arranged over two floors and is ideally suited for first-time buyers or investors alike. Situated within a sought-after turning in the heart of Ponders End, the property combines comfortable living with excellent convenience.

The ground floor features a spacious open-plan living room/diner extending over 23ft, creating a fantastic space for both relaxing and entertaining. This leads through to a well-appointed kitchen, with the added benefit of a separate office area ideal for those working from home. A modern ground floor bathroom and useful storage complete the downstairs layout.

To the first floor are two well-sized bedrooms, both offering comfortable accommodation and natural light, making the home practical and inviting.

The property is in a well presented condition throughout and has clearly been well maintained, allowing any incoming purchaser to move straight in with ease.

Located within close proximity to a variety of local shops, supermarkets, cafés and everyday amenities, the home is perfectly positioned for convenience. For commuters, the property is within approximately one mile of Southbury Station, Ponders End Station, and Brimsdown Station, all providing direct access into Central London.

Families will also benefit from a selection of well-regarded schools nearby, including Oasis Academy Hadley, St Mary's Catholic Primary School, and Southbury Primary School, all within a mile of the property.

Offers In The Region Of £399,995



- Beautifully Presented Two-Bedroom Home
- Spacious 23ft Open-Plan Living Room/Diner
- Well Maintained Throughout – Ready to Move Into
- Potential Rental Income of Approximately £2,000 PCM
- Convenient Access to Shops, Supermarkets and Transport Links

- Situated in a Sought-After Turning within Ponders End
- Modern Kitchen with Additional Office/Study Area
- Ideal First-Time Purchase or Buy-to-Let Investment
- Within Easy Reach of Southbury, Ponders End & Brimsdown Stations
- Close to Well-Regarded Local Schools and Amenities

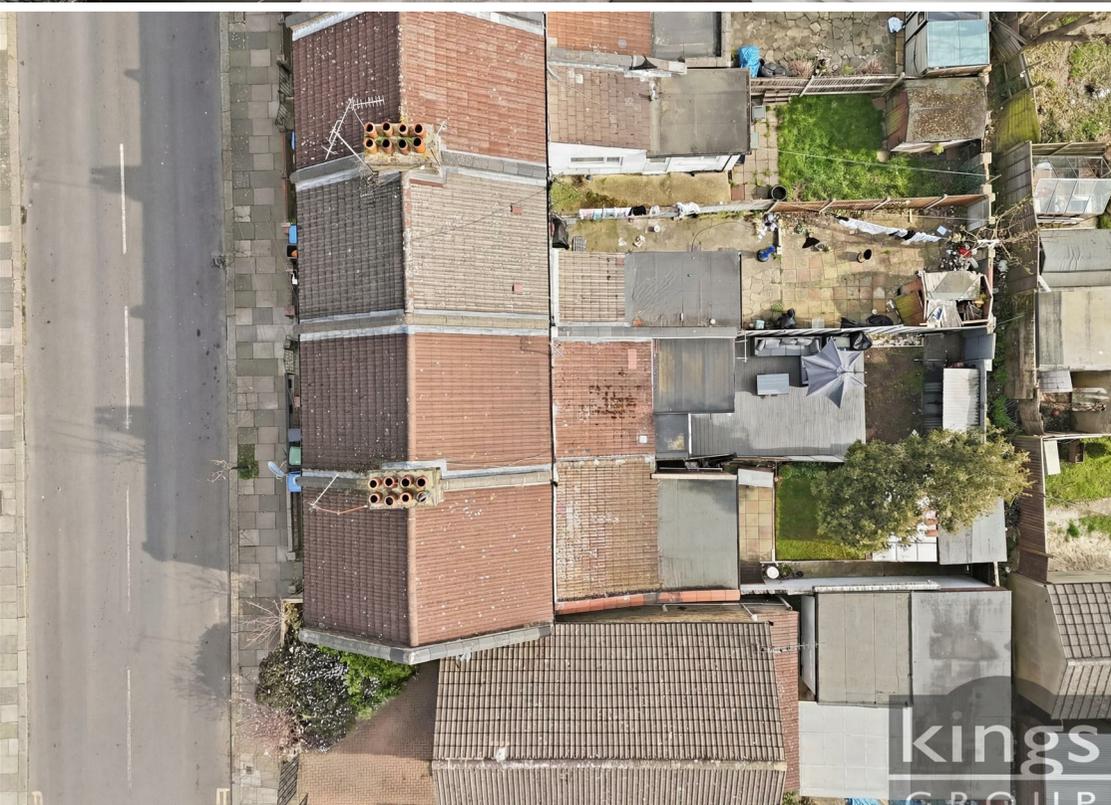




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
89	67		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 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.□

King Edwards Road

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186 Hertford Road, Enfield, London, EN3 5AZ

T: 020 8805 5959

E:

www.kings-group.net

