



**www.kings-group.net**

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

**Cocker Road, Enfield, EN1 4QQ**  
**Offers In Excess Of £500,000**

Kings Group are delighted to present this larger-than-average residence occupying a generous plot in a well-established and convenient Enfield location. Offering extensive and versatile accommodation arranged over two floors, this impressive home presents the perfect opportunity for a growing family, investor or those considering an HMO investment (subject to the necessary consents).

The ground floor offers a wealth of living space, beginning with a welcoming entrance hallway leading to a bright and spacious main living room. In addition, there is a further reception room to the front, ideal as a formal sitting room, playroom or home office. To the rear, the property benefits from a separate dining room and an additional lounge area, creating flexible living arrangements suited to modern family life. The kitchen is well positioned with easy access to the dining space, while a ground floor shower room adds further practicality. A substantial integral garage provides additional storage, parking or future conversion potential.

The first floor continues to impress with five well-proportioned bedrooms arranged off the landing, offering ample space for larger families or multi-occupancy use. A family bathroom serves this level, with scope to reconfigure or enhance if desired.

Externally, the property sits on a generous plot and offers significant potential for further development (subject to planning permission). There is clear scope to extend to the rear, side and into the loft, allowing buyers to maximise the footprint and long-term value of the property.

Situated on Cocker Road, the home benefits from excellent access to local shops, supermarkets and everyday amenities, as well as nearby schools and green open spaces. Enfield Lock Train Station is within easy reach and provides direct rail links into both Tottenham Hale and London Liverpool Street, making this an ideal location for commuters.



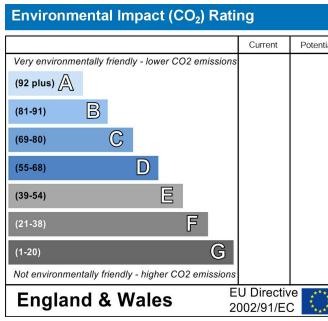
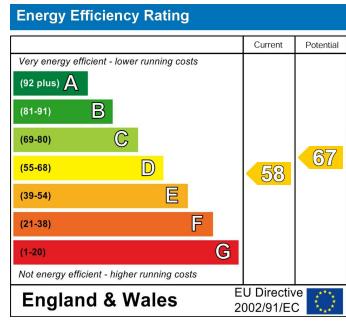
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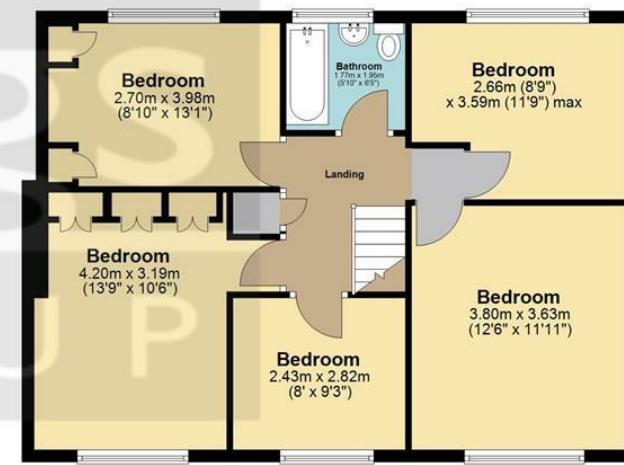


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## Ground Floor



## First Floor



Total area: approx. 178.3 sq. metres (1919.3 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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Cocker Road