



www.kings-group.net

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

Park Road, Enfield, EN3 6SS
Offers In Excess Of £450,000

- Nfopp accredited agents & ceMAP mortgage advisors
- Semi-detached with off street parking via driveway
- Potential rental valuation of £2,300 PCM after refurb
- Gas fired boiler and double glazed windows
- Proximity to Waltham Cross, Enfield Lock & Turkey Street stations

- Three bedroom victorian house
- In need of updating and offers over 1171 square foot of internal space
- Garage in the rear of property accessed via side gate or garden
- Council Band D & EPC Band TBC
- Great access in Tottenham Hale & London city

KINGS GROUP offer on the charming Park Road in Enfield, this delightful chain-free three-bedroom Victorian house presenting a wonderful opportunity for those seeking a project to make their own. Spanning an impressive 1,171 square feet, this property boasts a generous layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining.

The house comprises three well-proportioned bedrooms, perfect for families or those wishing to create a comfortable guest space. The single bathroom, while in need of modernisation, offers a blank canvas for your personal touch.

One of the standout features of this property is the driveway, which provides convenient off-street parking, along with side access leading to a garage situated in the garden. This additional space is ideal for storage or could be transformed into a workshop or studio, depending on your needs.

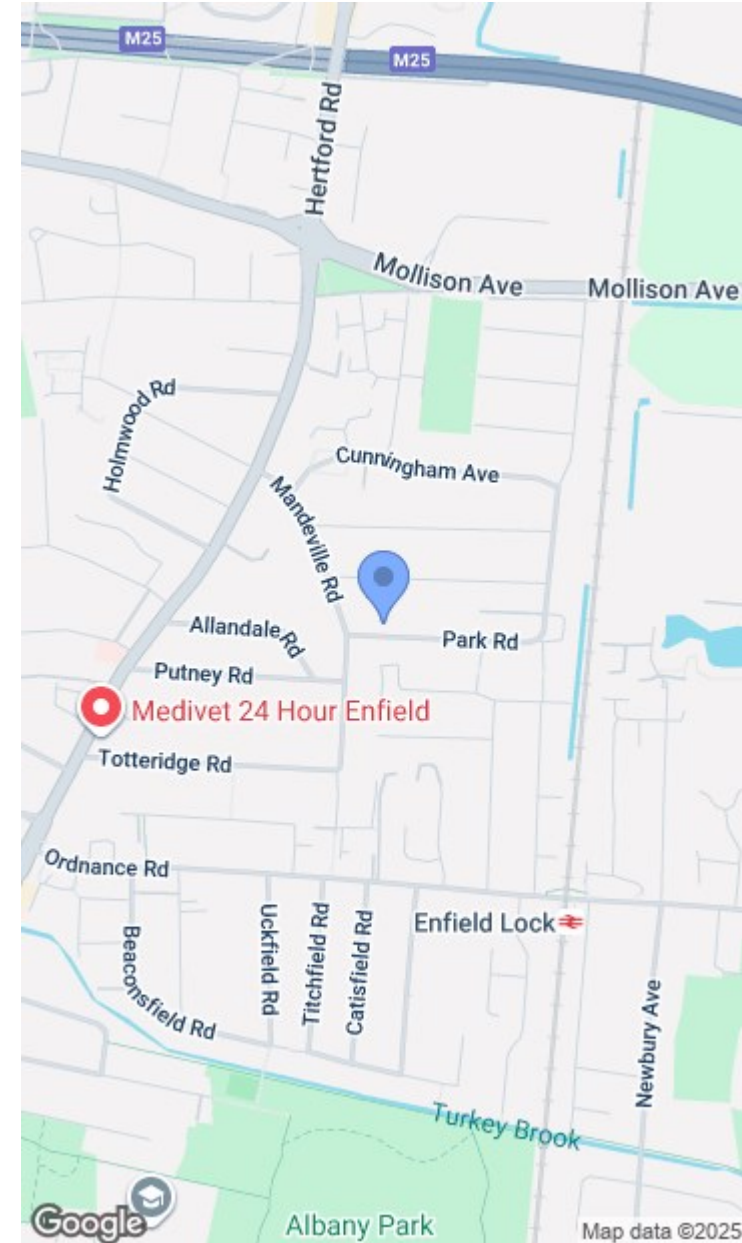
Although the house requires updating, it offers a fantastic opportunity to create a home tailored to your tastes and preferences. With over 100 square metres of living space, there is plenty of potential to enhance and expand upon the existing layout.

BUYERS INFORMATION

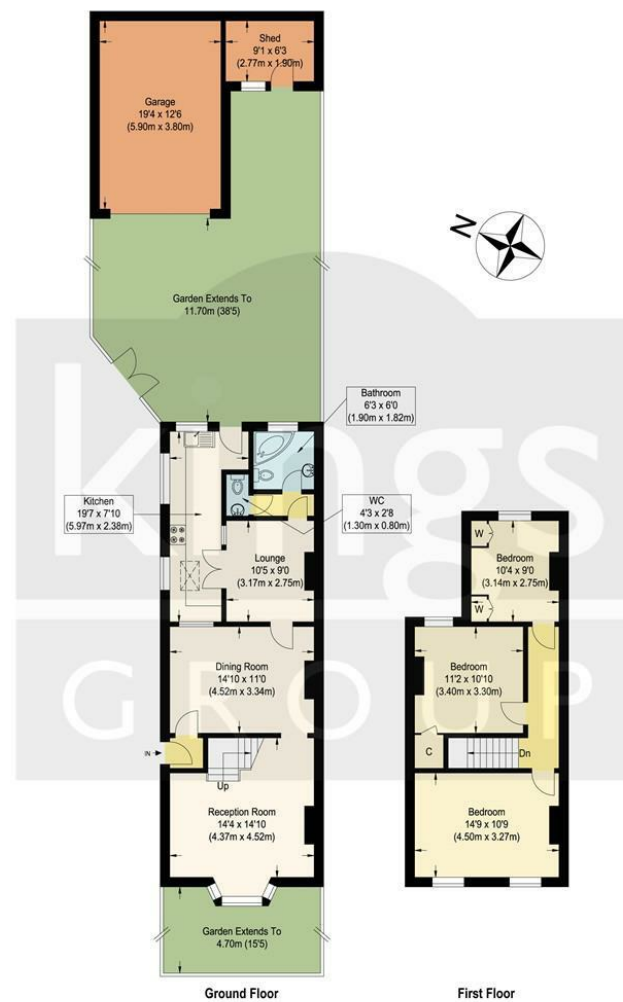
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current

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.

Freehold
 Potential Rental Value £2,300 (After Refurbs)
 Victroian Construction
 Low Flood Risk
 Council Band D
 EPC TBC







Park Road, EN3

Approximate Gross Internal Floor Area : 108.80 sq m / 1171.11 sq ft
(Excluding Garage & Shed)

Garage & Shed Area : 28.0 sq m / 301.38 sq ft

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

