



Hertford Road, EN3 6UG
Enfield





kings
GROUP

Hertford Road, EN3 6UG

KINGS GROUP are delighted to offer this exceptional CHAIN FREE three-bedroom family home, perfectly positioned for both owner-occupiers and investors alike. Beautifully maintained and ready to move straight into, this impressive property combines generous living space with future potential, making it a rare opportunity within the local market.

The property has been thoughtfully extended to the rear, creating a stunning open-plan kitchen and dining area that forms the heart of the home, ideal for modern family living and entertaining. The accommodation is bright, spacious, and well-balanced throughout, complemented by a ground-floor WC and a stylish family bathroom. The property additionally benefits from rear access via the garden and side road.

Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing families, professionals working from home, or those looking to maximise rental potential.

Externally, the property enjoys a private rear garden, perfect for outdoor dining, children, and summer entertaining. Furthermore, there remains excellent scope to further extend and enhance the property, subject to the necessary planning permissions, allowing purchasers to add value over time.

BUYERS INFORMATION

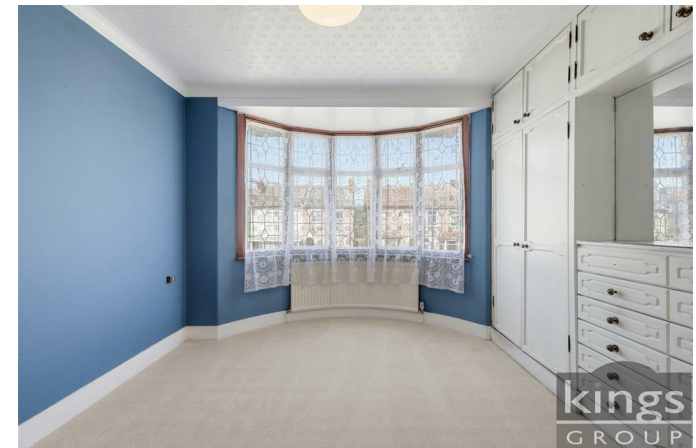
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

Offers In Excess Of £500,000



- Chain free sale with vacant possession available
- Beautifully presented and well maintained throughout
- Bright and versatile living accommodation
- Private rear garden ideal for entertaining and family enjoyment
- Ideal family home or investment opportunity

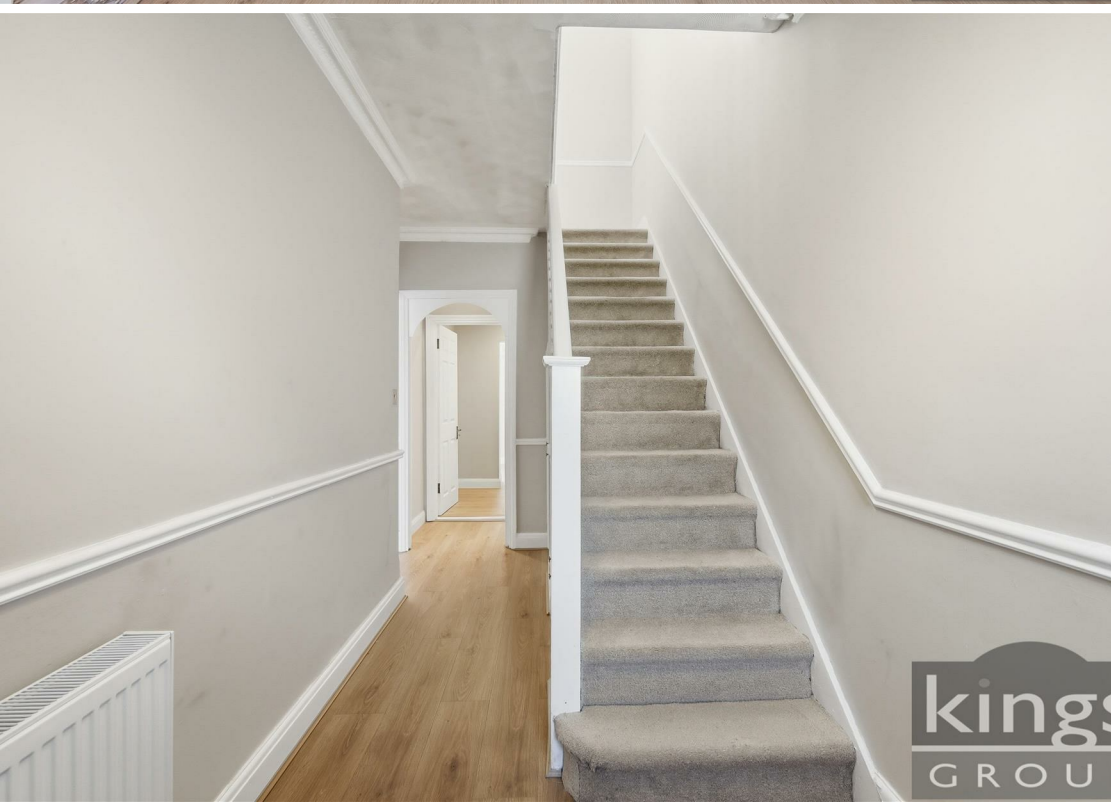
- Extended three-bedroom family home
- Spacious open-plan kitchen and dining area
- Ground floor cloakroom/WC
- Excellent potential to further extend (subject to planning permission)
- Close proximity to Enfield Lock and Turkey Street stations with direct links to Tottenham Hale and London Liverpool Street



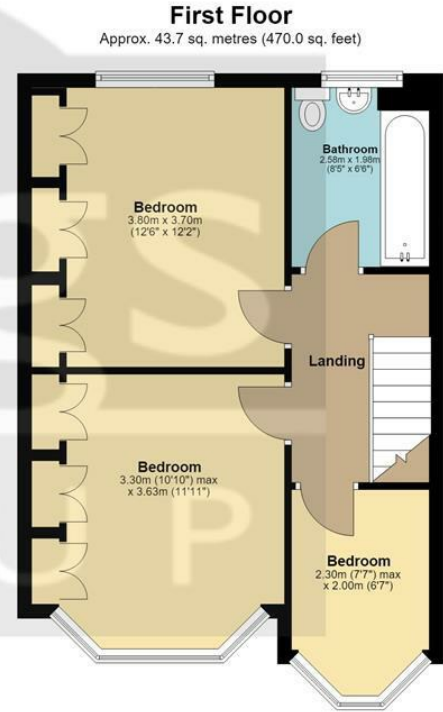
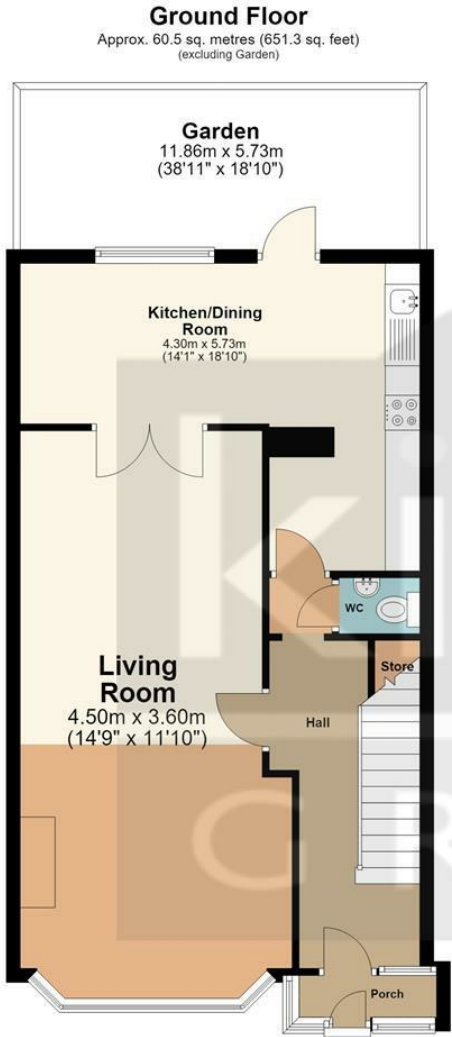
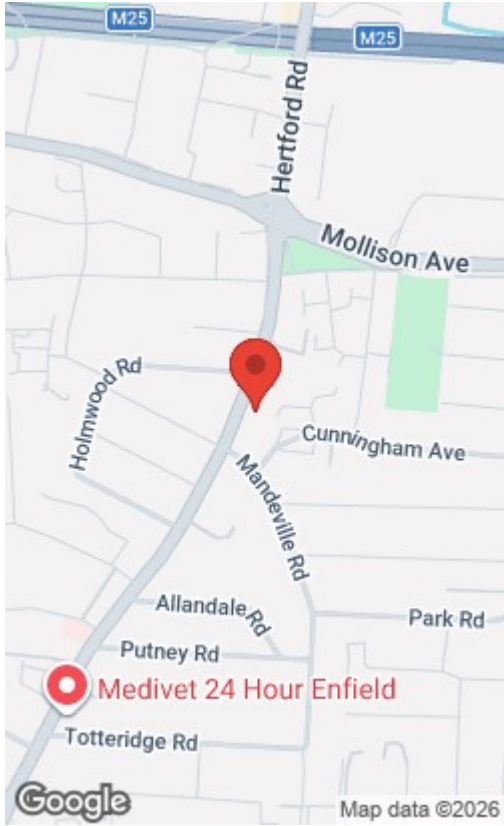




kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 104.2 sq. metres (1121.3 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Hertford 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.

186 Hertford Road, Enfield, London, EN3 5AZ

T: 020 8805 5959

E:

www.kings-group.net

