



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Norfolk Road, Enfield, EN3 4BE
Offers In Excess Of £550,000

- A Stunning & Well Presented Three Bedroom Semi Detached House
- Off Street Parking & Garage
- First Floor Bathroom & En-Suite Via Master Bedroom
- Great Access To Tottenham Hale & London Liverpool Street

- Extended To The Side & Rear
- Spacious Through Lounge/Dining Room
- Double Glazed & Gas Central Heating
- Close Proximity To All Local Shops & Amenities

KINGS GROUP Are delighted to offer this THREE BEDROOM, SEMI DETACHED, House to the Market. This Extremely Rare Addition to the Market Property is situated within close proximity to all local Shops & Amenities, Including both Southbury & Ponders End Train Station which offers great access into both TOTTENHAM HALE & LONDON LIVERPOOL STREET. Benefiting from Off Street Parking for 3/4 Cars, Spacious Through Lounge/Dining Room, Fitted Kitchen, First Floor Bathroom, En-Suite Via Master Bedroom, Garage, Ground Floor W/C and Double Glazing/Gas Central Heating. Internal Viewings are highly recommended.

Entrance Hall

Coved ceiling, double radiator, telephone point, laminated wood style flooring.

Reception Room

12'1 x 11'6 (3.68m x 3.51m)

Double glazed bay windows to front aspect, coved ceiling, double radiators, television point, telephone point, power point, carpet flooring

Reception Room

12'6 x 10'7 (3.81m x 3.23m)

Double glazed door to garden, coved ceiling, double radiator, carpet flooring

Kitchen

13'9 x 13'1 (4.19m x 3.99m)

Double glazed window to rear aspect, tiled walls, range of wall and base units with roll top work surfaces, double drainer sink unit, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, electric oven, gas hob, single radiator, power point, tiled flooring.

First Floor Landing

Coved ceiling, carpet flooring, power point.

Bedroom One

17'6 x 15'1 (5.33m x 4.60m)

Double glazed sash style bay window to front aspect, coved ceiling, fitted wardrobes, double radiator, television point, telephone point, power point, carpet flooring

En-Suite

7'7 x 5'5 (2.31m x 1.65m)

Double glazed window to rear aspect, tiled walls, cubicle shower, vanity unit wash basin, low level WC, extractor fan, towel rail radiator,

Bedroom Two

12'5 x 10'7 (3.78m x 3.23m)

Double glazed window to front aspect, coved ceiling, television point, telephone point, power point, carpet flooring.

Bedroom Three

12'2 x 10'7 (3.71m x 3.23m)

Double glazed window to rear aspect, coved ceiling, fitted wardrobes, single radiator, power point, carpet flooring.

Bathroom

8'2 x 6'5 (2.49m x 1.96m)

Opaque double glazed window to rear aspect, tiled walls, panel enclosed bath, cubicle shower attached within bath, pedestal wash basin, low level WC, single radiator, carpet flooring

Garage

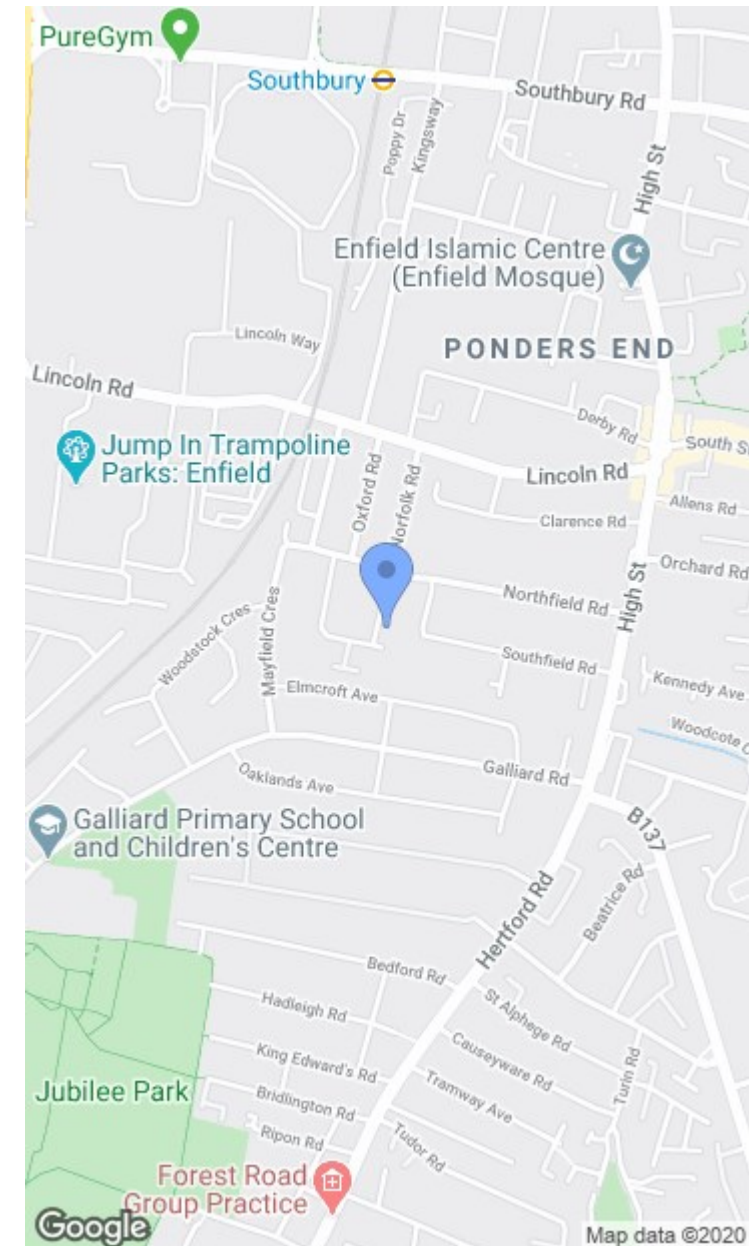
18'10 x 11'8 (5.74m x 3.56m)

Power

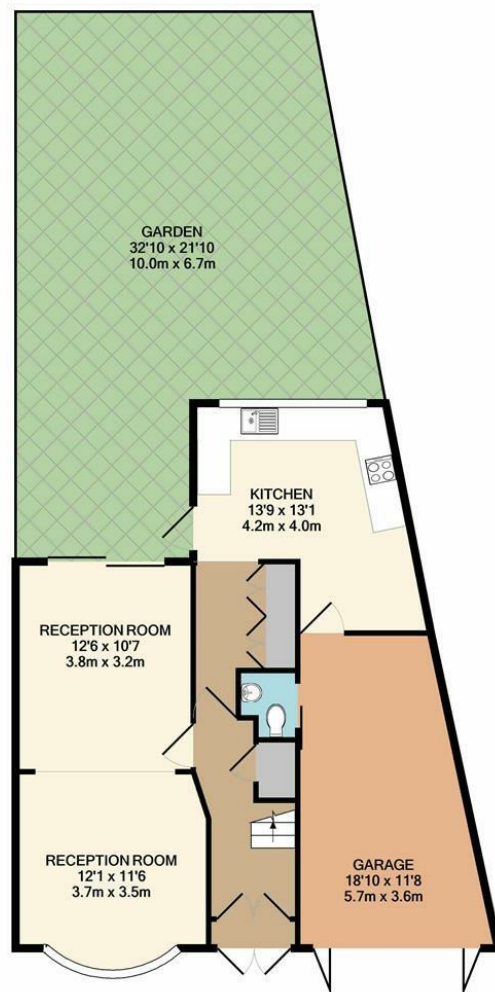
Garden

32'10 x 21'10 (10.01m x 6.65m)

Mainly laid to lawn, lights outside







GROUND FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1326 SQ.FT. (123.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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