



www.kings-group.net

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

Hertford Road, Enfield, EN3 5AW
Offers In Excess Of £425,000

- NFoPP accredited agency & ceMAP mortgage advisors
- In need of modernisation/makeover
- Proximity to Southbury & Ponders End stations
- Potential rental value after of £2,300 PCM after refurb
- Offered to the market chain-free (no related purchase)

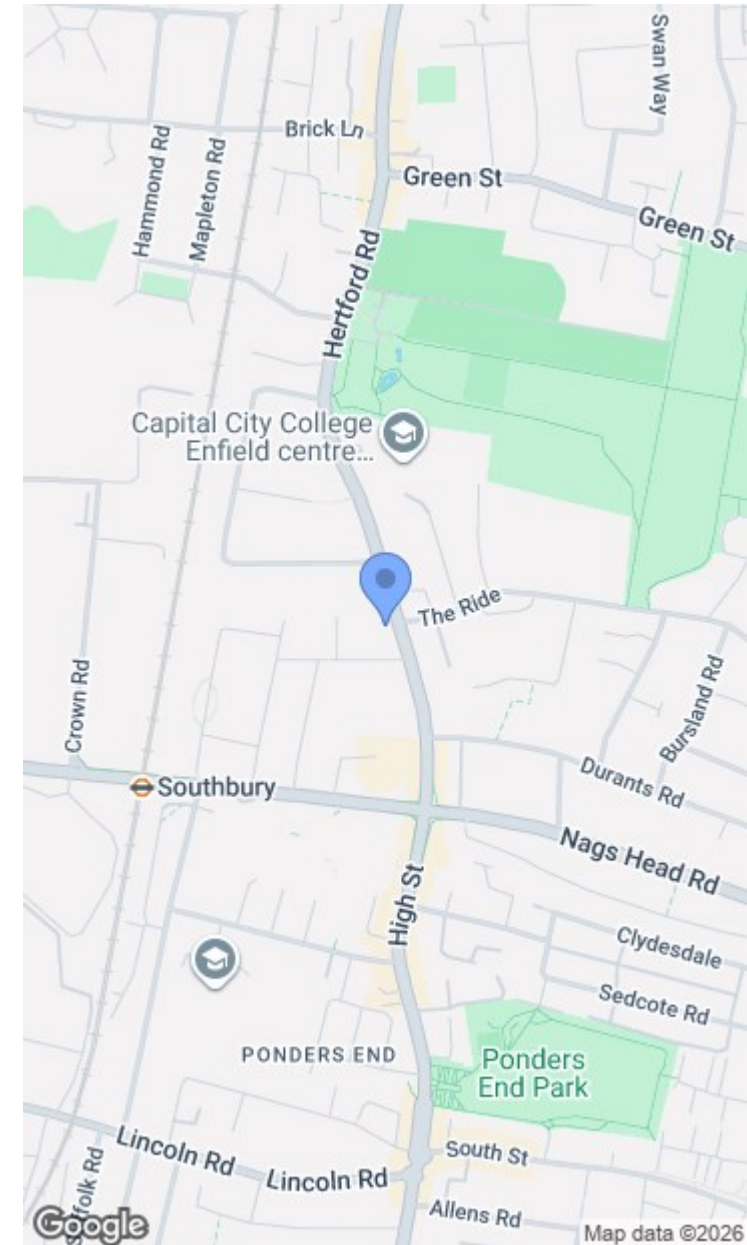
** Guide Price £425,000 - £435,000 ** KINGS GROUP offer on Hertford Road in Enfield, this charming semi-detached house presenting a wonderful opportunity for those seeking a project to make their own. With three spacious bedrooms and a well-proportioned reception room, this property offers ample space for families or individuals looking to settle in a vibrant community.

Constructed between 1960 and 1969, the house is in need of modernisation, allowing you the chance to infuse your personal style and preferences into the home. The new Energy Performance Certificate (EPC) rating being a D, and the property falls under Council Tax Band C, making it a practical choice for budget-conscious buyers.

Conveniently located, the property is just a short distance from Southbury and Ponders End stations, providing excellent transport links into London City and its airport. This accessibility makes it an ideal spot for commuters or those who enjoy the hustle and bustle of city life while still appreciating the tranquillity of suburban living.

Being chain-free, this house is ready for a swift sale, allowing you to embark on your new journey without delay. Whether you are a first-time buyer or looking to invest, this property is a blank canvas waiting for your creative touch.

- ** Viewing day via appointment only on Saturday 11/4/26 **
- Off-street parking via private driveway
- Wonderful links and access into Tottenham Hale & London City
- Semi-detached residence on the ever popular High Street
- Council Tax Band C & Brand new EPC Rating D







Total area: approx. 81.3 sq. metres (875.2 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. □

Hertford Road



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