



Southbury Road, EN3 4JJ  
Enfield





Kings  
GROUP

# Southbury Road, EN3 4JJ

**\*\*Set on a substantial plot\*\*** along the ever-popular Southbury Road, this striking double-fronted home offers a rare and exciting opportunity for both homeowners and investors alike. Boasting an imposing presence and generous internal layout, the property immediately stands out as a unique offering in the local market.

Internally, the home provides versatile and spacious accommodation arranged over two floors. The ground floor features a welcoming living room, ideal for relaxing or entertaining, alongside two separate kitchen areas, offering flexibility for multi-generational living or potential reconfiguration into a large open-plan kitchen/dining space. There are also two well-proportioned bedrooms on the ground floor, serviced by a conveniently located bathroom.

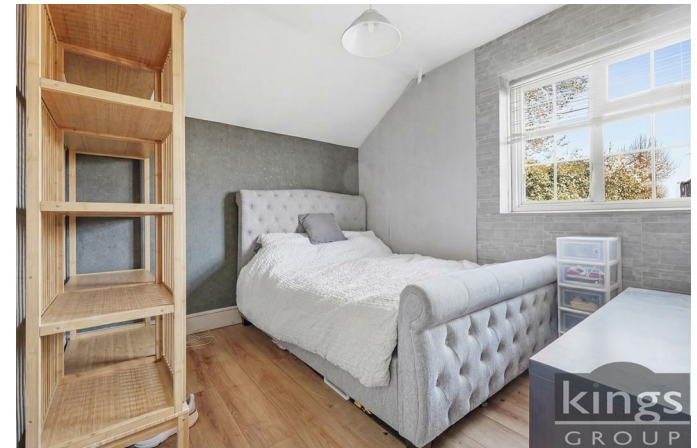
Upstairs, the first floor comprises three further bedrooms arranged off a central landing, along with an additional bathroom, making the layout perfectly suited for larger families or those requiring ample living space.

One of the standout features of this property is the expansive rear garden, which offers significant scope for further enhancement. Subject to the necessary planning consents, there is excellent potential to extend to the side, convert the loft, or even develop the rear plot of land—making this an outstanding investment opportunity with multiple avenues for value growth.

The property is ideally positioned for commuters, being located within approximately half a mile of both Southbury railway station and Ponders End railway station, providing convenient access into central London and surrounding areas.

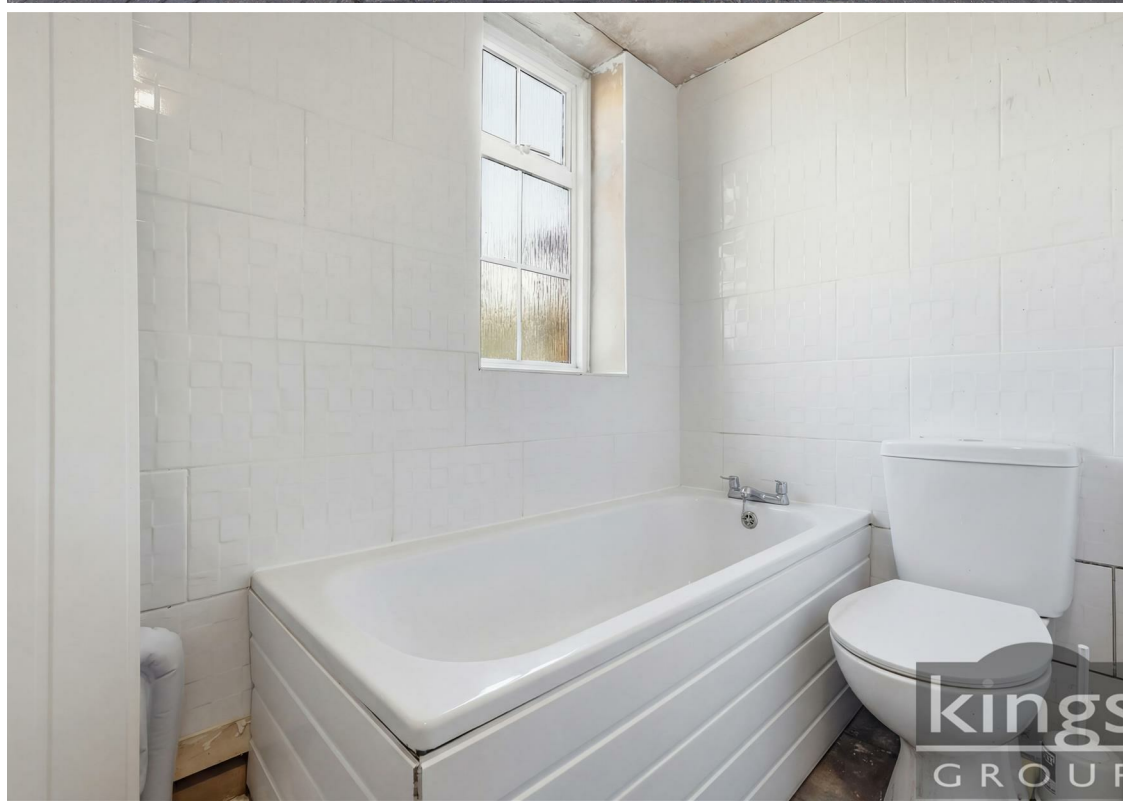
## Asking Price £575,000







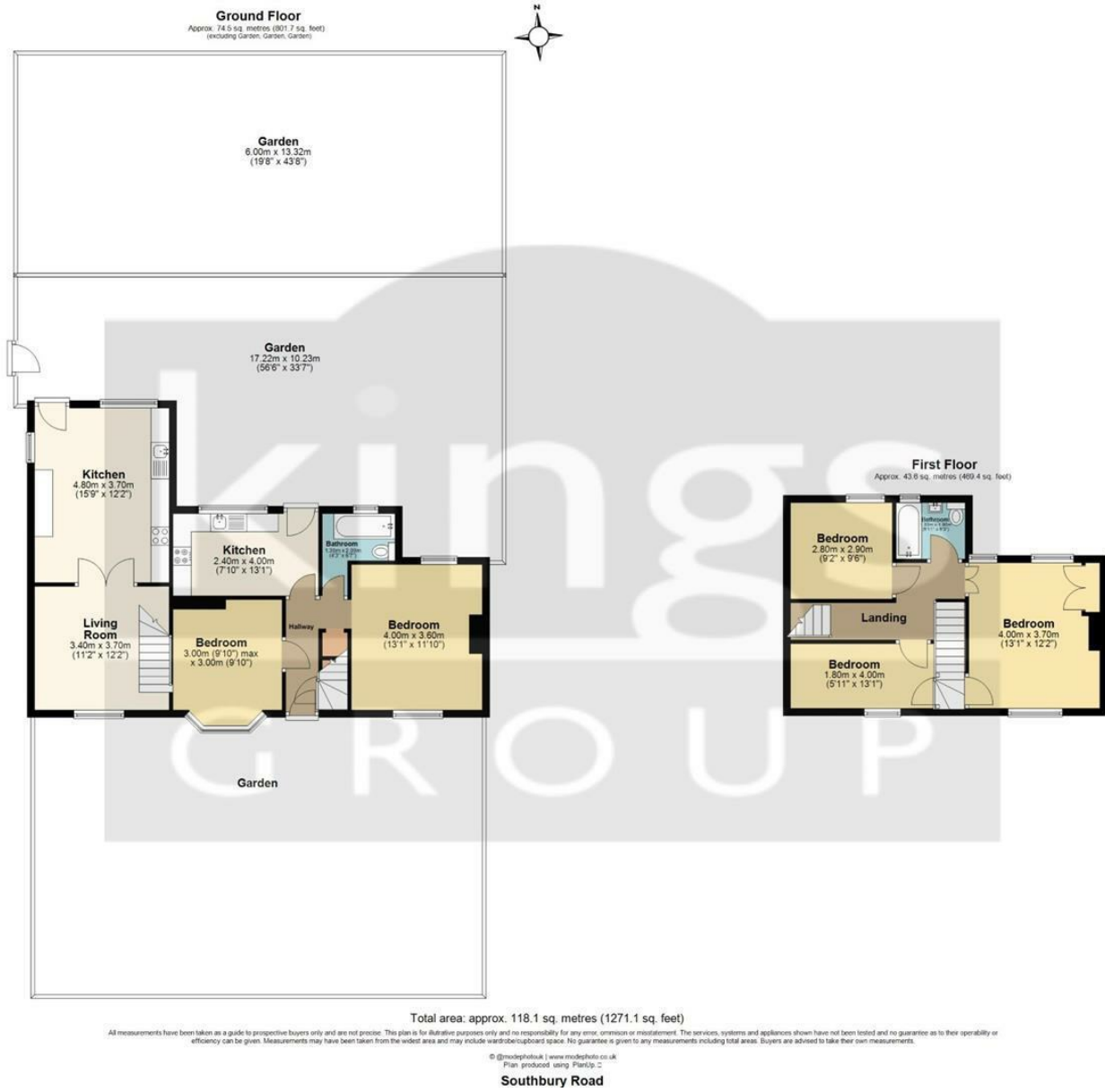




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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.

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