



Durants Road, EN3 7AX
Enfield





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****VIEWING DAY Saturday 6th December**** (Strictly via appointment only) **KINGS GROUP** are delighted to present this **THREE BEDROOM END OF TERRACE HOUSE**, a rare addition to the market offering fantastic potential and generous living space throughout and offered **CHAIN FREE**. Please note: the property is not suitable for a traditional buy-to-let mortgage due to the unfinished single-storey ground-floor roof, albeit we believe a bridging finance shall be suitable, get in touch to discuss this with our mortgage advisor.

This well-proportioned home would make an ideal family property, benefiting from a spacious living room, a good-sized kitchen/diner, a ground floor bathroom, and an additional first-floor bathroom providing convenience and flexibility for modern family living.

Externally, the home boasts off-street parking and a large rear garden, offering superb outdoor space perfect for entertaining, gardening, or future scope (STPP).

Situated in an excellent location, the property enjoys close proximity to local shops, schools, and amenities. Both Southbury and Ponders End Train Stations are within easy reach, providing direct routes into Tottenham Hale (Victoria Line interchange) and London Liverpool Street, making it a great choice for commuters.

Freehold
Low Flood Risk
Standard Construction
EPC Rating TBA
Council Tax Band D

BUYERS INFORMATION

Offers In Excess Of £450,000



- Not suitable for buy-to-let mortgages due to unfinished single-storey ground-floor roof
- Potential for further development opportunity subject to planning
- Ground floor bathroom plus first floor bathroom for added convenience
- Large rear garden offering excellent outdoor space and potential
- Well located for Southbury and Ponders End Stations with direct links to Tottenham Hale and London Liverpool Street
- Ideal family home with spacious and versatile layout
- Large extended kitchen/diner
- Off-street parking via private driveway
- Close proximity to local shops, schools, and amenities
- Three Bedroom End of Terraced House





RADNETH HOSPITAL
DESC: PATIENT CARE PACKS
PRODUCT CODE: 221080
QUANTITY: 30 PACKS

Cut around dotted line for picking

FROM:
PERSONAL CARE PACKS
91 BUNLEY WAY
LEICESTER
LE1 2DQ
TEL: 0116 2513941

Supplier	
Cat. No.	
Colour	
Size	
Quantity	



PLEASE
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ON ARRIVAL

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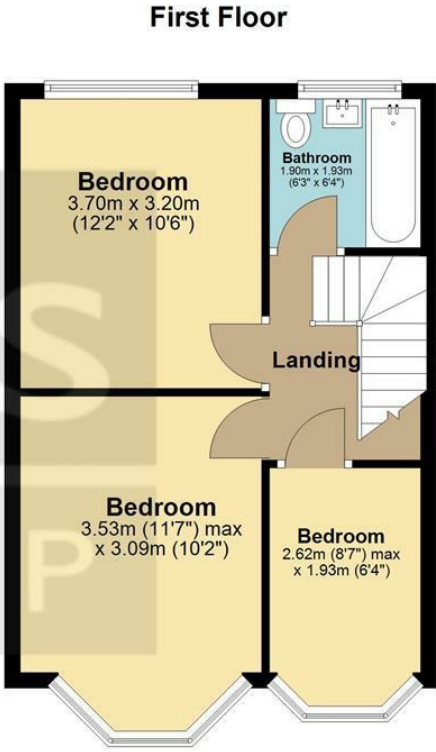
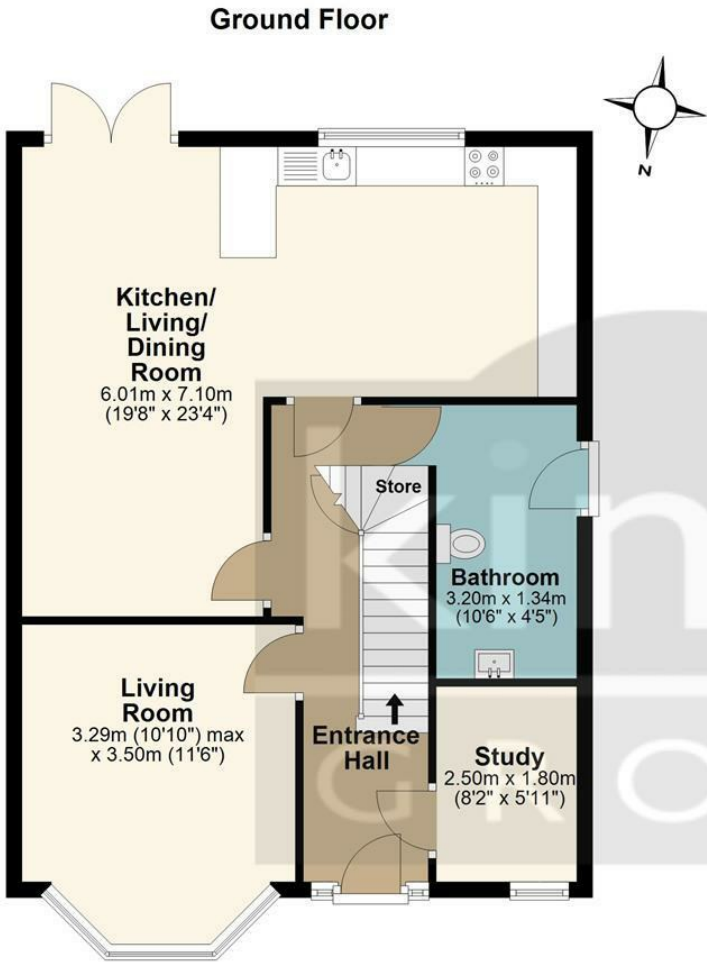






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 104.0 sq. metres (1119.6 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.

Durants 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.

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