



**12 Derby Road, Enfield Highway  
Offers In Excess Of £595,000 Freehold**





# 12 Derby Road, Enfield Highway

186 Hertford Road, Enfield Highway,  
Middlesex, EN3 5AZ

020 8805 5959

[www.kings-group.net](http://www.kings-group.net)

- POTENTIAL FOR FURTHER DEVELOPMENT STP
- A GREAT INVESTMENT OPPORTUNITY
- SITUATED WITHIN THE PONDERS END LOCATION
- FRONT, SIDE & REAR GARDENS
- OFFERED WITH NO ONWARD CHAIN
- A RARE ADDITION TO THE MARKET

\*\*LAND TO SIDE, POTENTIAL FOR FURTHER DEVELOPMENT STP\*\* KINGS GROUP are delighted to offer this THREE BEDROOM Semi Detached House to the Market. Situated Within Short Proximity to Southbury Station offering great links into London Liverpool Street And Tottenham Hale. This larger than average house situated within the Ponders End Location also benefits from Two Reception Rooms, Large Hallway/Landings, Three Generous Size Bedrooms, and is offered with NO ONWARD CHAIN.



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

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