



Durants Road, EN3 7AX
Enfield





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Durants Road, EN3 7AX

****Viewing Day Saturday 31st (Strictly via Appointment Only)** Offered to the market CHAIN FREE, this substantial three-bedroom end of terraced provides approximately 1,303 sq. ft. (121.1 sq. m.) of well-balanced accommodation and presents an outstanding opportunity for families and investors alike.**

The ground floor offers generous living space, including an impressive 22ft bay-fronted living room and a spacious kitchen/diner to the rear, ideal for modern family living and entertaining. There is also a ground floor bathroom and internal access to a substantial side garage, providing excellent storage or conversion potential (STPP).

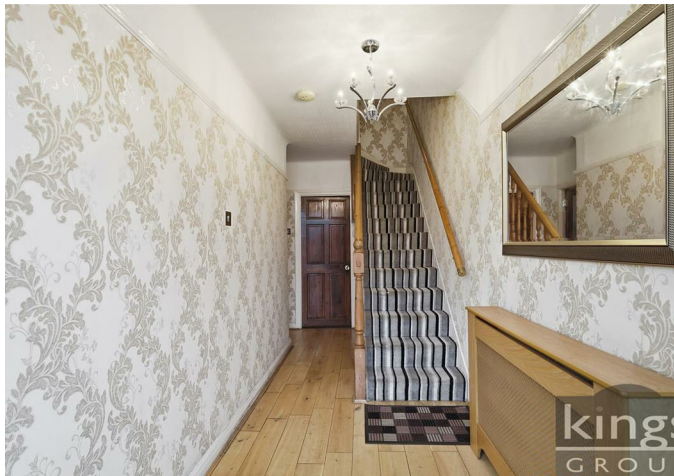
To the first floor are three well-proportioned bedrooms and a family bathroom, with a layout that lends itself well to reconfiguration if desired. Externally, the property benefits from off-street parking and a valuable side garage.

A key feature of this home is its significant scope for further development. There is clear potential to extend to the side, rear and into the loft (subject to the necessary planning consents), allowing purchasers to substantially increase both living space and value.

For investors, the property represents a strong buy-to-let opportunity, with an estimated rental income in the region of £27,000–£28,000 per annum once presented to market standard. Equally, it would make an ideal long-term family home with room to grow.

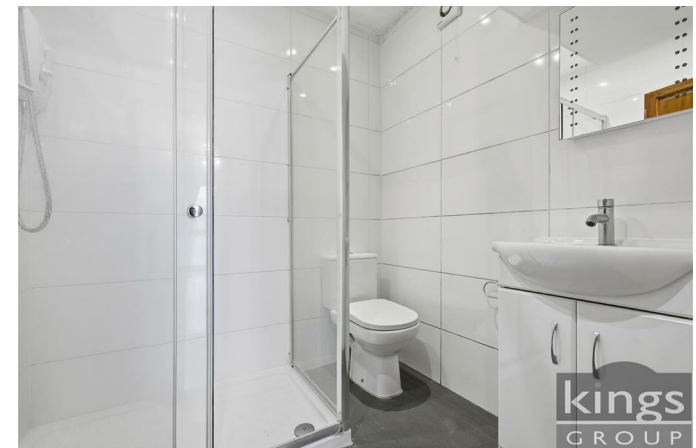
Conveniently positioned within approximately quarter a mile of a range of local shops, supermarkets, cafés and everyday amenities, as well as Ponders End Train station providing direct access into central London. Well-regarded schools and green open spaces are also close by, further enhancing its appeal.

Offers In Excess Of £475,000



- Viewing Day – Saturday 31st (Strictly by Appointment Only)
- Approx. 1,303 sq. ft. (121.1 sq. m.) of well-balanced accommodation
- Spacious kitchen/diner ideal for family living and entertaining
- Substantial side garage with internal access (conversion potential STPP)
- Excellent scope to extend to the side, rear and loft (STPP)

- Chain Free three-bedroom end of terraced house
- Impressive 22ft bay-fronted living room
- Ground floor bathroom plus first-floor family bathroom
- Off-street parking and additional side access
- Strong investment potential with estimated rental income of £27,000–£28,000 per annum





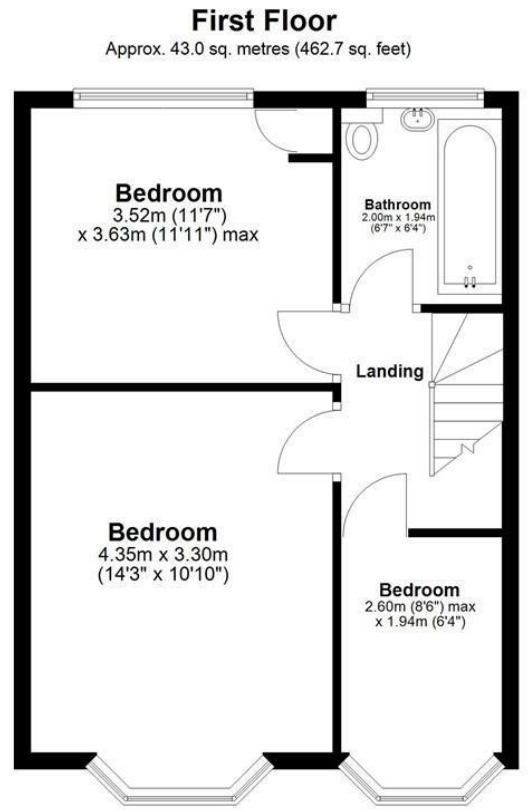
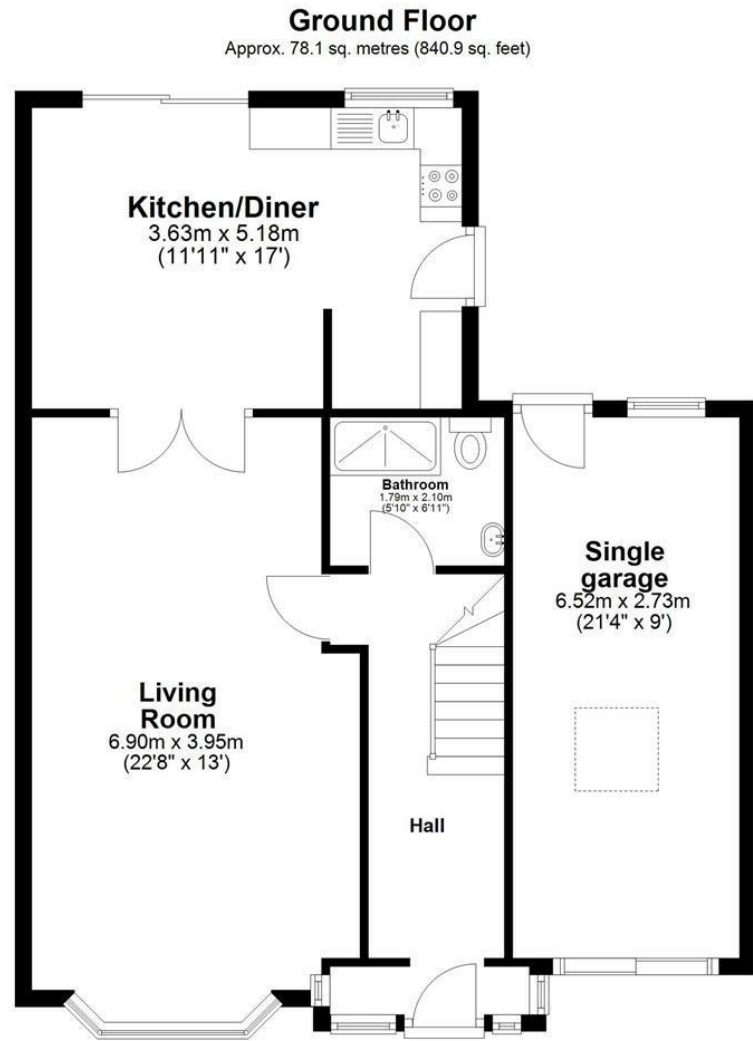
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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



Total area: approx. 121.1 sq. metres (1303.6 sq. feet)

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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