



34 Church Road, Enfield Highway
Offers In The Region Of £525,000 Freehold



34 Church Road, Enfield Highway

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

020 8805 5959
www.kings-group.net

- Three Bedroom Freehold House
- Two Bathrooms
- Chain Free Property Sale
- Located In The Ever Popular Ponders End
- EPC Band C and Council Band D
- Boasting 110 Square Metres
- Off Street Parking via Driveway
- Garage Via Access Road
- Ready To Move Into Condition
- Potential Rental Income of £2400 PCM

KINGS GROUP present on Church Road in Enfield, this charming three-bedroom terraced house, built circa 1930, presenting an excellent opportunity for those seeking a comfortable family home. Spanning an impressive 110 square metres, the property is in good condition and ready for immediate occupation, making it an ideal choice for buyers eager to settle in without delay.

The house boasts two well-appointed bathrooms, ensuring convenience for family living. Additionally, there is potential to convert the loft space into a fourth bedroom, providing flexibility for growing families or those in need of extra space. Off-street parking is a valuable feature, offering ease and security for your vehicle.

With a new Energy Performance Certificate (EPC) rating and a council tax band D, this property is not only appealing in terms of space and condition but also efficient in terms of energy use. The home is chain-free, allowing for a smooth and straightforward purchase process.

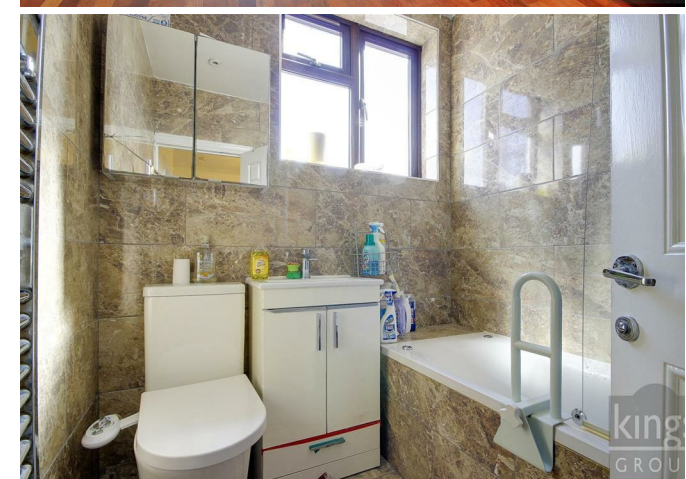
Situated conveniently next to Southbury and Ponders End, residents will enjoy excellent transport links, with easy

access to Tottenham Hale, Seven Sisters, and London City. This location is perfect for commuters and those who appreciate the vibrancy of city life while still enjoying the comforts of a suburban setting.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

Freehold
Potential Rental Income PCM £2400
Council Band D
EPC Band C
Standard Construction
Low Flood Risk



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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