kings GROUP

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Durants Road, Enfield, EN3 7AX

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

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.

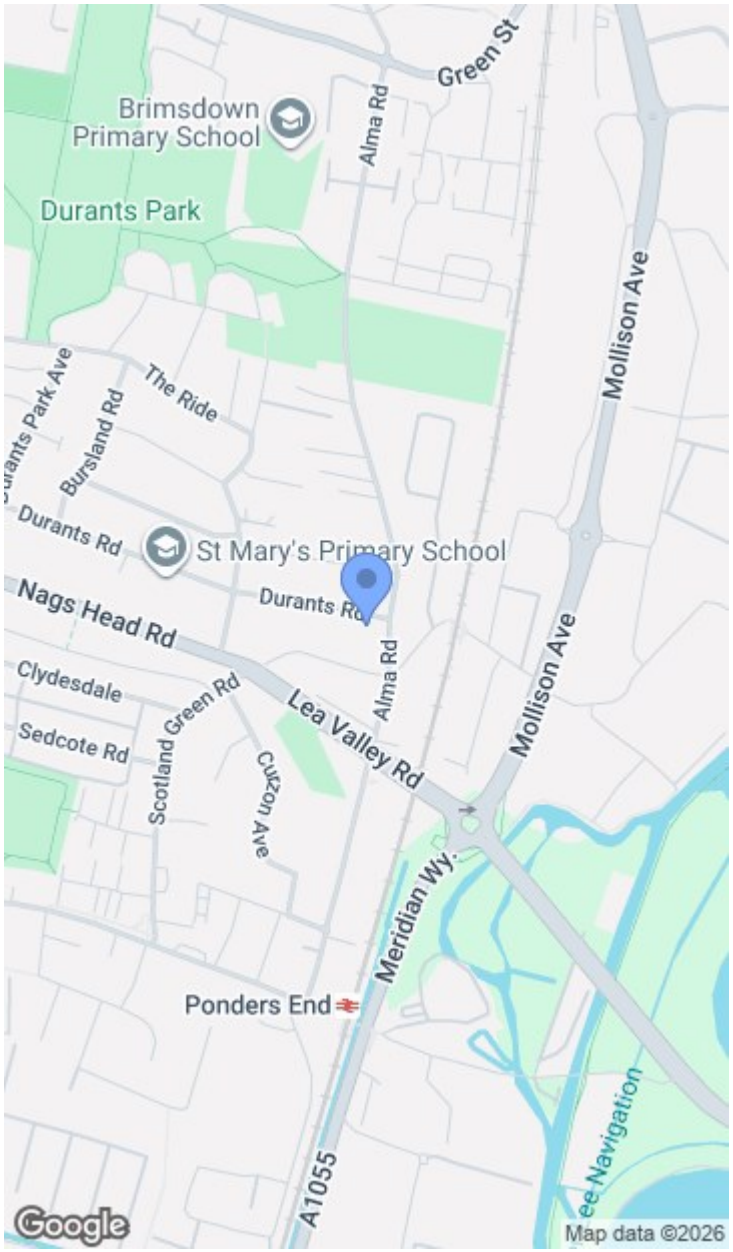
The ground floor offers generous living space, including an impressive 22ft bay-fronted living room and a spacious kitchen/diner to the rear, ideal for modern family living and entertaining. There is also a ground floor bathroom and internal access to a substantial side garage, providing excellent storage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

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.



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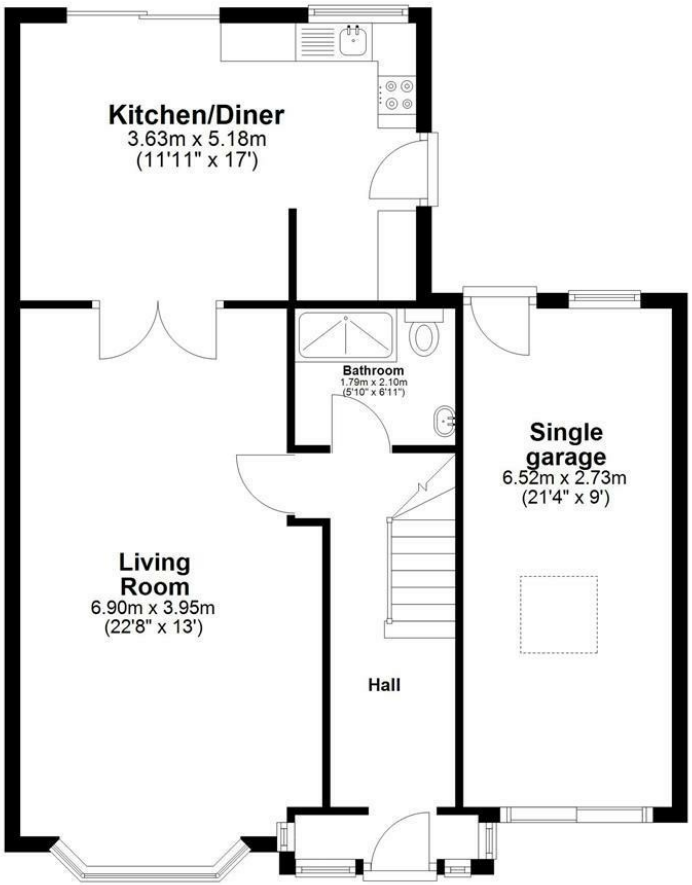
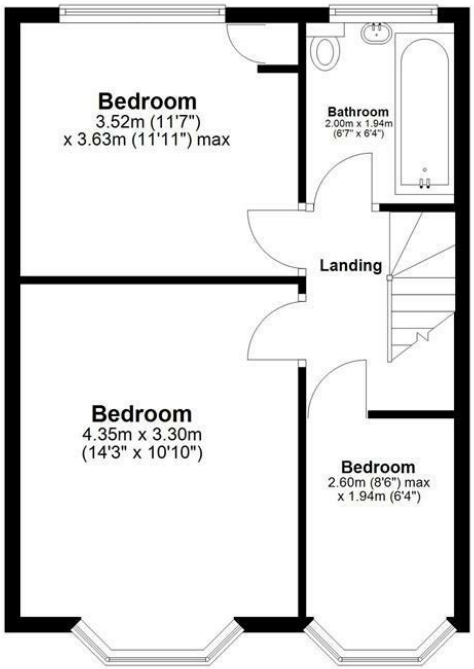
Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



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

THE ESTAS ESTATE AGENT AWARDS 2014 RATED BY OUR CUSTOMERS BEST IN COUNTY ESSEX theestas.com

THE ESTAS LETTING AGENT AWARDS 2014 RATED BY OUR CUSTOMERS GOLD WINNER BEST MEDIUM CHAIN theestas.com

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The Property Ombudsman