



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

186 Hertford Road  
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**Durants Park Avenue, Enfield, EN3 7EA**  
**Offers In The Region Of £535,000**

- NFOFP accredited agency & ceMAP mortgage advisors
- Situated in the ever popular Ponders End location
- Splendid access into Tottenham Hale & London City
- Potential rental income of £2,500 PCM
- Offered to market chain-free (no related purchase)

- Four-bedroom freehold home in Enfield London
- Proximity to Southbury & Ponders End train stations
- Council Band D & EPC Band C
- Built in the year circa 1930 - 1940
- Off street parking via private driveway

KINGS GROUP offer in the desirable area of Durants Park Avenue, Enfield, this impressive four-bedroom house presenting a perfect blend of space and modern living. Spanning an ample 1,152 square feet, the property boasts a well-designed dormer loft extension, providing additional living space that is both versatile and inviting.

With three bathrooms, this home is ideal for families or those who appreciate the convenience of multiple facilities. The property features a private driveway, ensuring off-street parking, and a generous family rear garden, perfect for outdoor activities and entertaining guests. Additionally, there're solar panels on the flat and main roofs which helps enhance with the efficiency and costs of the home.

Situated conveniently next to Ponders End and Southbury stations, this location offers excellent transport links, making it an ideal choice for commuters. The potential rental income of £2,500 per calendar month presents an attractive opportunity for investors looking to expand their portfolio.

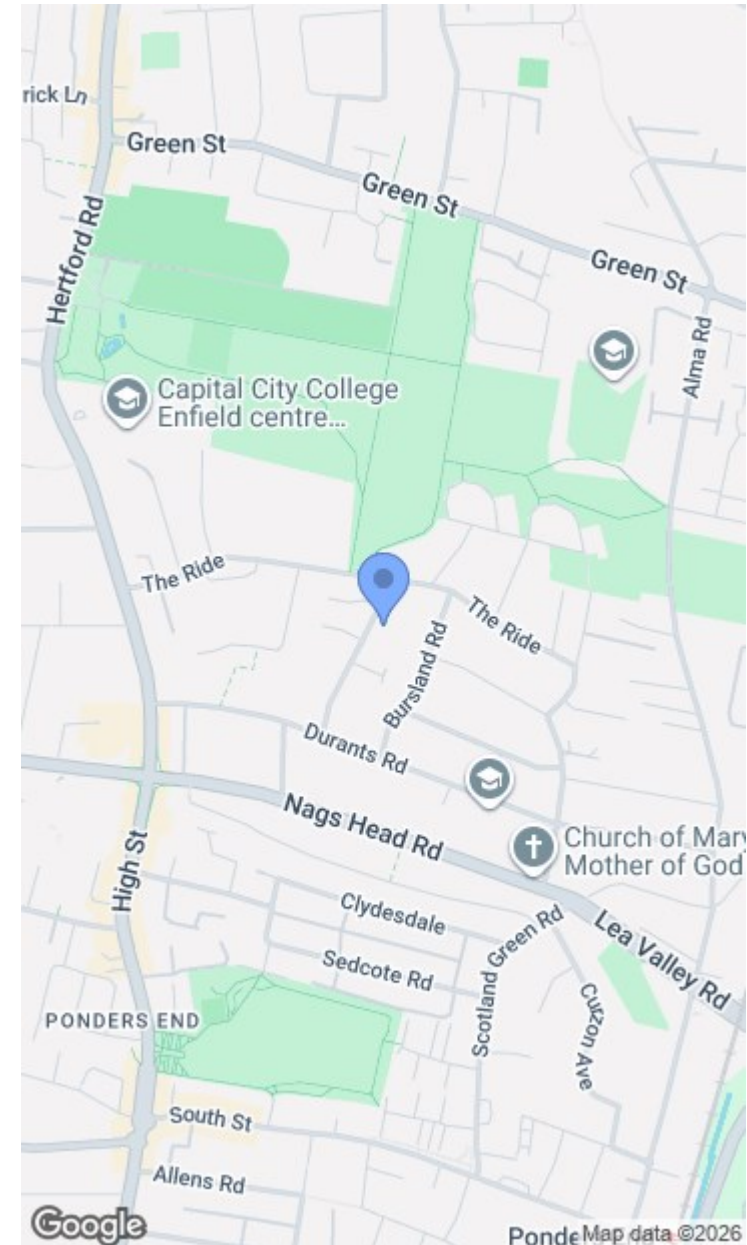
This property is offered chain free, allowing for a smooth and efficient purchase process. Whether you are seeking a family home or an investment opportunity, this house in Enfield is sure to impress with its spacious layout and prime location.

Freehold  
 Standard Construction  
 Council Band D  
 EPC Band C

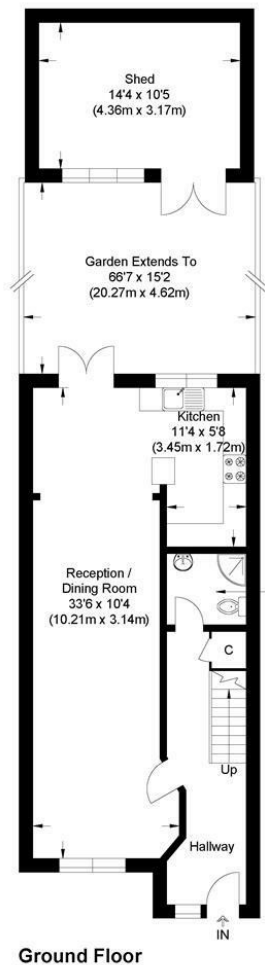
Low Flood Risk

#### BUYERS INFORMATION

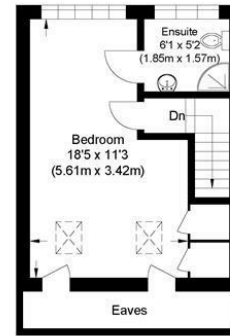
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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.



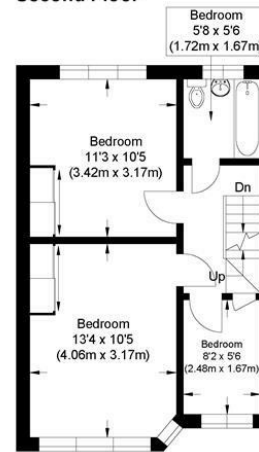




Ground Floor



Second Floor



First Floor



### Durants Park Avenue

Approximate Gross Internal Floor Area : 110.90 sq m / 1193.71 sq ft  
(Excluding Shed & Eaves)

Shed Area : 13.80 sq m / 148.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

