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**Church Road, Enfield, EN3 4NU**  
**Offers In The Region Of £525,000**

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.

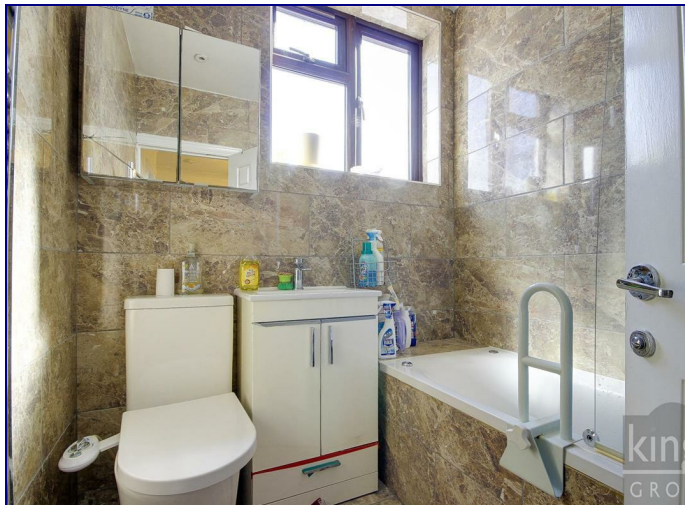
With a new Energy Performance Certificate (EPC) rating and a council tax band D, this property is not only appealing in terms of space and condition but also efficient in terms of energy use. The home is chain-free, allowing for a smooth and straightforward purchase process.


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 £50 plus VAT 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



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Ground Floor

First Floor

**Church Road, EN3**

Approximate Gross Internal Floor Area : 115.10 sq m / 1238.92 sq ft (Excluding Garage)

Garage Area : 30.40 sq m / 327.22 sq ft

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

