



www.kings-group.net

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Catisfield Road, Enfield, EN3 6BB
Offers In The Region Of £399,995

- Charming Victorian Terraced Home with Original Character
- Spacious Reception Room Perfect for Entertaining
- Quiet Residential Turning in the Heart of Enfield
- Close to Enfield Lock railway station with Direct Links to Central London
- Near Well-Regarded Schools and Family-Friendly Amenities

- Three Generous Bedrooms Ideal for Families or Professionals
- Excellent Refurbishment Opportunity with Strong Value Potential
- Scope to Create a Stunning Modern Home While Retaining Period Features
- Convenient Access to Local Shops, Cafés, and Supermarkets
- Easy Reach of Green Spaces and Parks for Outdoor Leisure

KINGS GROUP offer on a quiet residential turning in the heart of Enfield, this attractive Victorian terraced home presents an exciting opportunity for buyers seeking a property with character, space, and scope to transform.

This property represents more than just a home it is a chance to unlock significant potential and create a modern living space while preserving the elegance and character of a classic Victorian terrace.

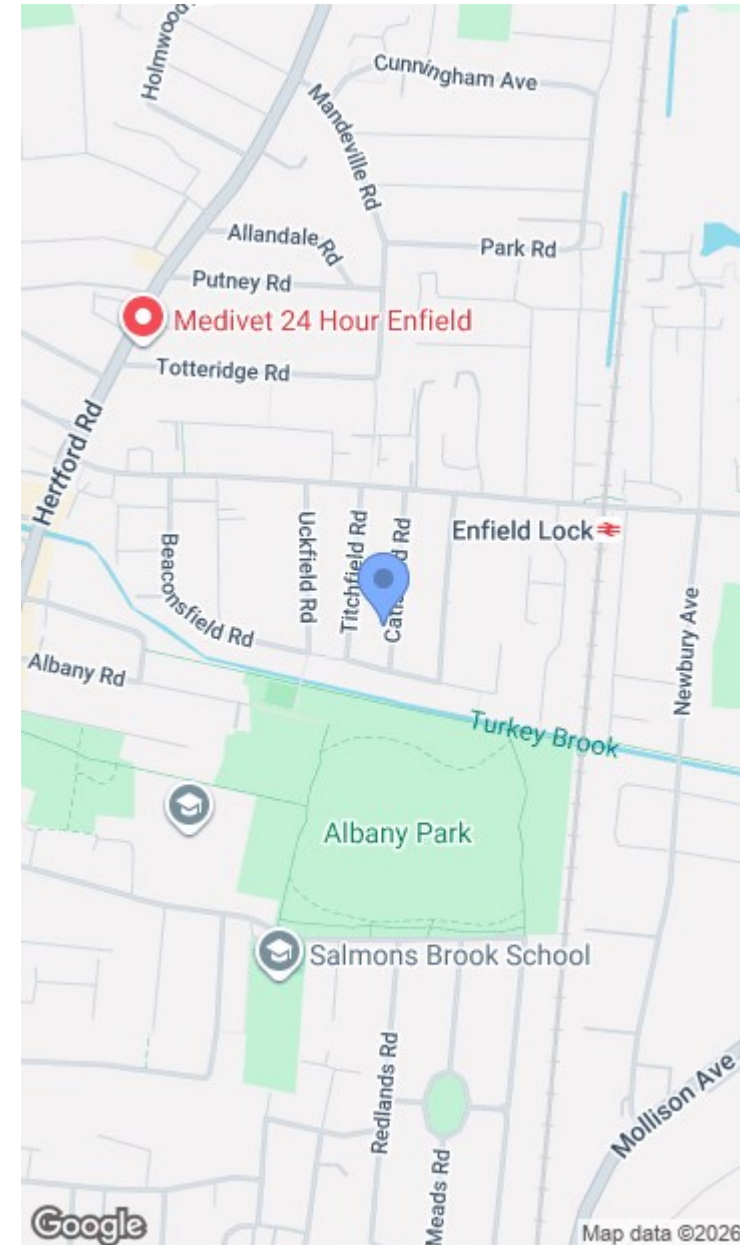
Offering three well-proportioned bedrooms, this home is ideal for growing families, professionals needing additional space, or investors looking for a rewarding refurbishment project. The property also benefits from a comfortable and inviting reception room, providing the perfect setting for both everyday living and entertaining guests.

Freehold
Chain-free
Potential rental valuation after refurb £2,300 PCM
Council Tax Band D
EPC Rating D

Rich in period charm, the home retains the timeless appeal of Victorian architecture, with features that, once restored or enhanced, could create a truly stunning living environment. While the property is in need of refurbishment and modernisation, it offers a blank canvas for those with vision allowing you to design and tailor every detail to suit your lifestyle and taste.

The location is a key highlight. The property is conveniently positioned within easy reach of local shops, supermarkets, cafes, and well-regarded schools, making it a practical choice for families. For commuters, excellent transport links are nearby, with stations such as Enfield Lock railway station providing direct services into central London, making daily travel into the City both convenient and efficient.

Green spaces and local parks are also within close proximity, offering opportunities for outdoor recreation and leisure, adding to the overall appeal of the area.





GROUND FLOOR
52.9 sq.m. (569 sq.ft.) approx.



1ST FLOOR
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA : 91.4 sq.m. (984 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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