



**21 College Court Road, Enfield Highway  
Offers In Excess Of £500,000 Freehold**



# 21 College Court Road, Enfield Highway

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

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

KINGS GROUP Estate Agents are delighted to present this THREE BEDROOM Family home to the market. College Court Road, boasts with ample of space offering just under 1300 sq ft of gross floor area, coupled with ample of natural light provides the perfect atmosphere. This SPACIOUS property is situated over Three floors and located within the heart of Ponders End, offering great proximity to all Local Shops & Amenities including both Ponders End & South Station which provides great access into both TOTTENHAM HALE & LONDON LIVERPOOL STREET. Comprised of A Modern Fitted Kitchen, Reception Area and Dining Room, Three Double Bedrooms with Juliet Balcony's, Two Modern Bathroom Suites, Two Large Storage Cupboards.

Council Tax Band E  
EPC Rating B



### College Court Road

Approximate Gross Internal Floor Area : 119.24 sq m / 1283.48 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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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