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Ferndale Road, Enfield, EN3 6DJ  
Offers In Excess Of £399,995

KINGS GROUP are delighted to offer this 1930's STYLE FAMILY HOME to the Market. Situated in the highly sought after turning this home is just a stone throw away from Enfield Lock Train Station which has great links into LONDON LIVERPOOL STREET, Tottenham Hale and The City. Benefiting from A Spacious Lounge/Dining Room, Fitted Kitchen, First Floor Bathroom, Off Street Parking. This would make an Ideal First Time Buy or Buy To Let Opportunity with potential Rental Income of £19,800PA.

### FRONT DOOR TO:

#### ENTRANCE HALLWAY

With single glazed opaque window to front, coved ceiling, stairs to first floor landing, under stairs storage cupboard, power points, tiled flooring.

#### RECEPTION ROOM

**10'10 x 10'4 (3.30m x 3.15m)**

With double glazed bay window to front, coved ceiling, double radiator, TV point, phone point, power points, laminated wood style flooring.

#### DINING ROOM

**12'11 x 10'2 (3.94m x 3.10m)**

With coved ceiling, double radiator, power points, laminated wood style flooring, French doors leading to kitchen.

#### KITCHEN

**15'8 x 15'5 (4.78m x 4.70m)**

With double glazed window and door to rear, spotlights, part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, plumbed for dishwasher, space for fridge/freezer, electric oven/gas hob, integrated extractor, double radiators, power points, wood style flooring.

#### FIRST FLOOR LANDING

With coved ceiling, carpeted flooring.

#### BEDROOM ONE

**12'5 x 10'4 (3.78m x 3.15m)**

With double glazed window to front, coved ceiling, built-in wardrobes, single radiator, power points, carpeted flooring.

#### BEDROOM TWO

**11'7 x 10'4 (3.53m x 3.15m)**

With double glazed window to rear, coved ceiling, built-in wardrobes, single radiator, TV point, power points, carpeted flooring.

#### BEDROOM THREE

**8'3 x 5'8 (2.51m x 1.73m)**

With double glazed window to front, single radiator, power points, carpeted flooring.

#### BATHROOM

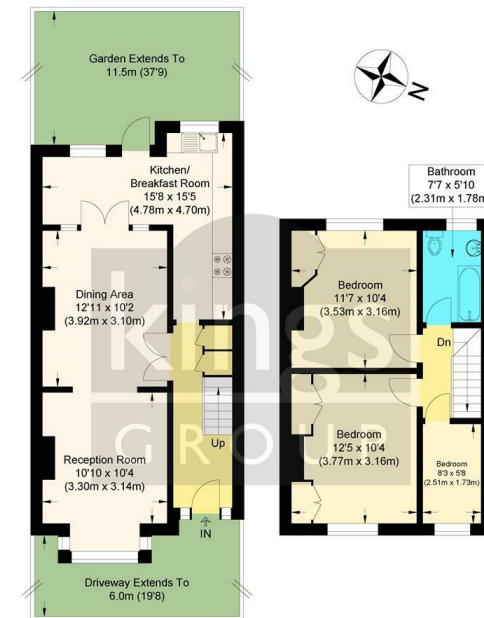
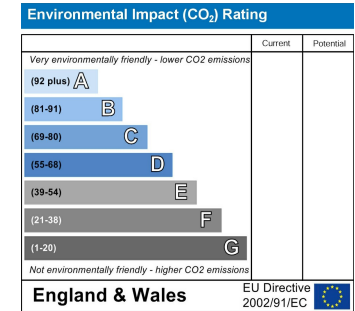
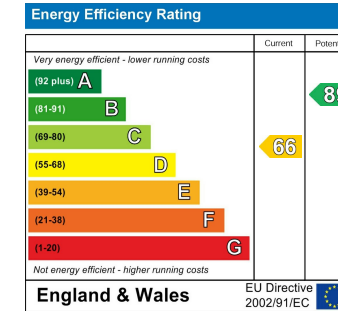
**7'7 x 5'10 (2.31m x 1.78m)**

With double glazed opaque window to rear, coved ceiling, part tiled walls, panel enclosed bath with shower attached, pedestal wash hand basin, low level W.C, tiled flooring.

#### GARDEN

**37'0 (11.28m)**

Mainly laid to lawn with plant of shrub borders.



Ground Floor First Floor  
Ferndale Road, EN3

Approximate Gross Internal Floor Area : 81.0 sq m / 871.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

