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186 Hertford Road
Enfield EN3 5AZ
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Church Road, Enfield, EN3 4NY
Offers In Excess Of £485,000

- Charming 1930s Three-Bedroom End-of-Terrace Family Home
- Extended Kitchen/Dining Area Overlooking the Rear Garden
- Potential for Loft Conversion (Subject to Planning Permission)
- Nearby to Ponders End and Southbury stations serving London city
- Conveniently Located Close to Schools, Shops, and Local Amenities

- Spacious Through Lounge with Abundant Natural Light
- Large Rear Garden with Double Garage Accessed via Service Road
- Generous Front Garden with Potential for Off-Street Parking
- Well-Presented Throughout with Excellent Scope for Further Improvement
- Ideal Family Home or Long-Term Investment Opportunity

Kings Group are delighted to offer this charming 1930s family home, ideally situated on the ever-popular Church Road in Ponders End.

significant scope for future enhancement, this is a fantastic opportunity to acquire a substantial family home in a highly convenient location.

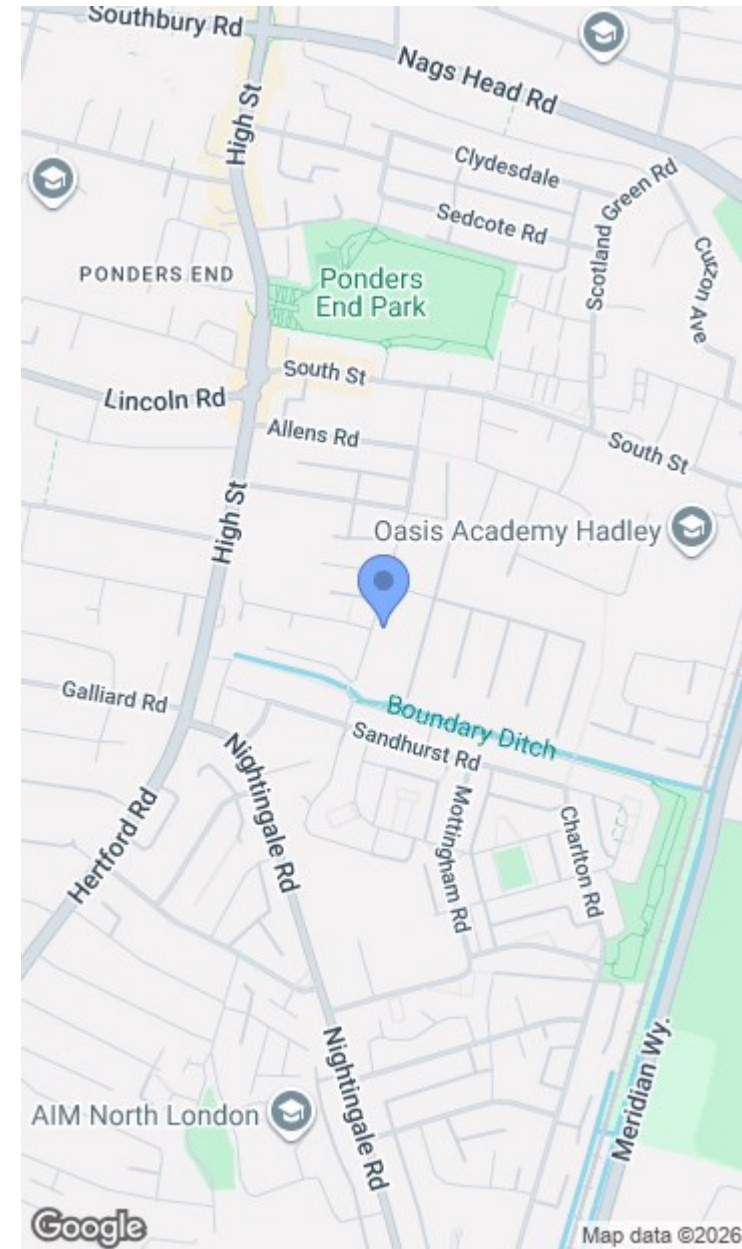
Offering spacious and versatile accommodation throughout, this attractive property presents an excellent opportunity for families looking to upsize or investors seeking a strong long-term asset.

The property benefits from three well-proportioned bedrooms, a first-floor family bathroom, and a spacious landing area with potential for a loft conversion, subject to the necessary planning permissions and building regulations. On the ground floor, a bright and airy through lounge provides an excellent living and entertaining space, while the extended kitchen overlooks and provides direct access to the substantial rear garden.

Externally, the property boasts a large rear garden, ideal for families and outdoor entertaining, together with a double garage accessed via a rear service road. To the front, there is a generous garden with potential to create off-street parking, subject to any necessary consents.

Ideally located close to a range of local shops, schools, and amenities, the property also benefits from excellent transport links. Both Ponders End and Southbury stations are within easy reach, providing convenient services into Tottenham Hale and London Liverpool Street, making this an ideal choice for commuters.

Combining character, generous living space, and







Ground Floor **Church Road** **First Floor**

Approximate Gross Internal Floor Area : 97.70 sq m / 1051.63 sq ft
(Excluding Garden Room)

Garden Room Area : 26.0 sq m / 279.86 sq ft

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

