

kings GROUP

www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Carterhatch Road, Enfield, EN3 5LT

Offers In The Region Of £475,000

- THREE-BEDROOM 1930S HANDSOME RESIDENCE
- OFF-STREET PARKING
- EXTENDED KITCHEN/DINER – IDEAL FOR FAMILY LIVING
- APPROXIMATELY HALF A MILE FROM BRIMSDOWN STATION
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, SCHOOLS & AMENITIES
- OFFERED CHAIN FREE – NO ONWARD CHAIN
- SPACIOUS THROUGH LOUNGE
- FIRST-FLOOR FAMILY BATHROOM
- DIRECT RAIL LINKS TO TOTTENHAM HALE & LONDON LIVERPOOL STREET
- FANTASTIC OPPORTUNITY FOR FAMILIES & FIRST-TIME BUYERS

VIEWING DAY SATURDAY 17TH OCTOBER – BY APPOINTMENT ONLY

KINGS GROUP are delighted to present this attractive family home to the market, offered chain free and boasting generous living accommodation, a fantastic extended kitchen/diner and the added convenience of off-street parking.

The ground floor features a spacious through lounge, providing an excellent setting for both relaxing and entertaining. To the rear, the extended kitchen/diner creates a wonderful social space, ideal for family meals, everyday living and hosting guests.

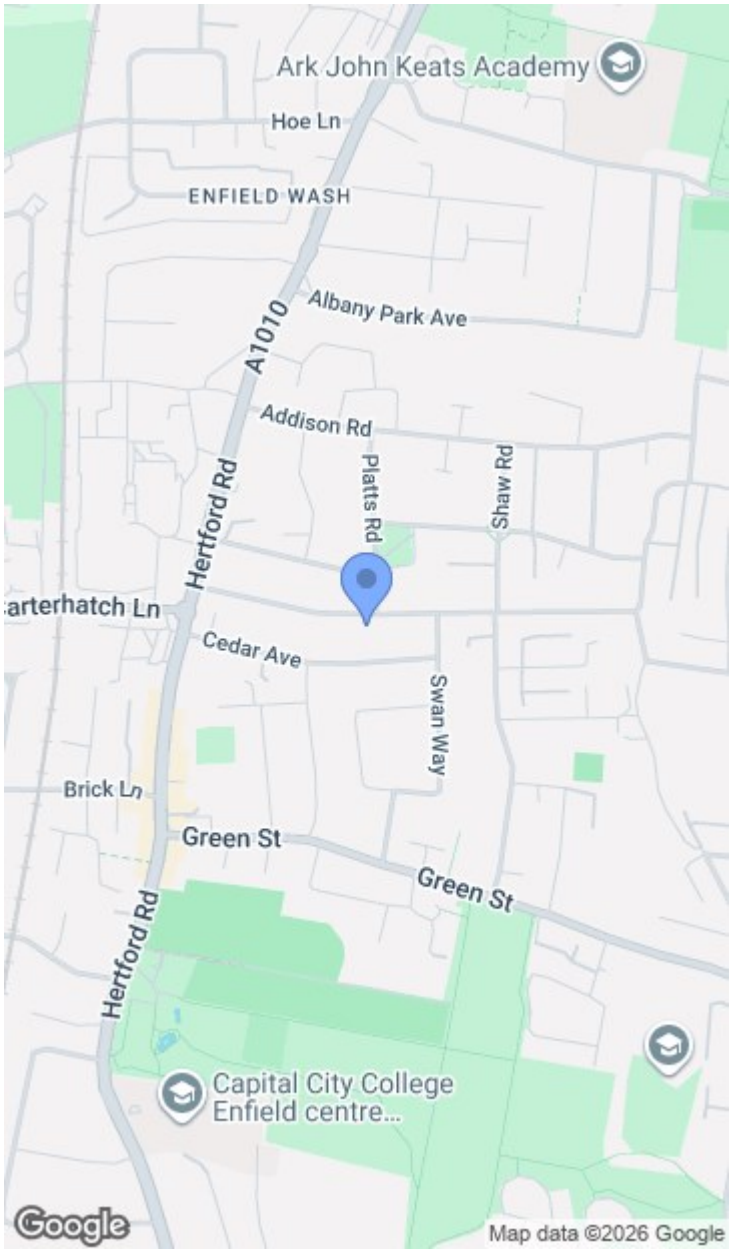
Upstairs, the property benefits from a first-floor family bathroom and spacious bedrooms

Perfectly positioned for convenient everyday living, the property enjoys access to local shops, amenities and public transport, making it an appealing choice for families, commuters and buyers looking for a well-connected home.

Offered with no onward chain, this is a fantastic opportunity to secure a property with generous living space in an established Enfield location.

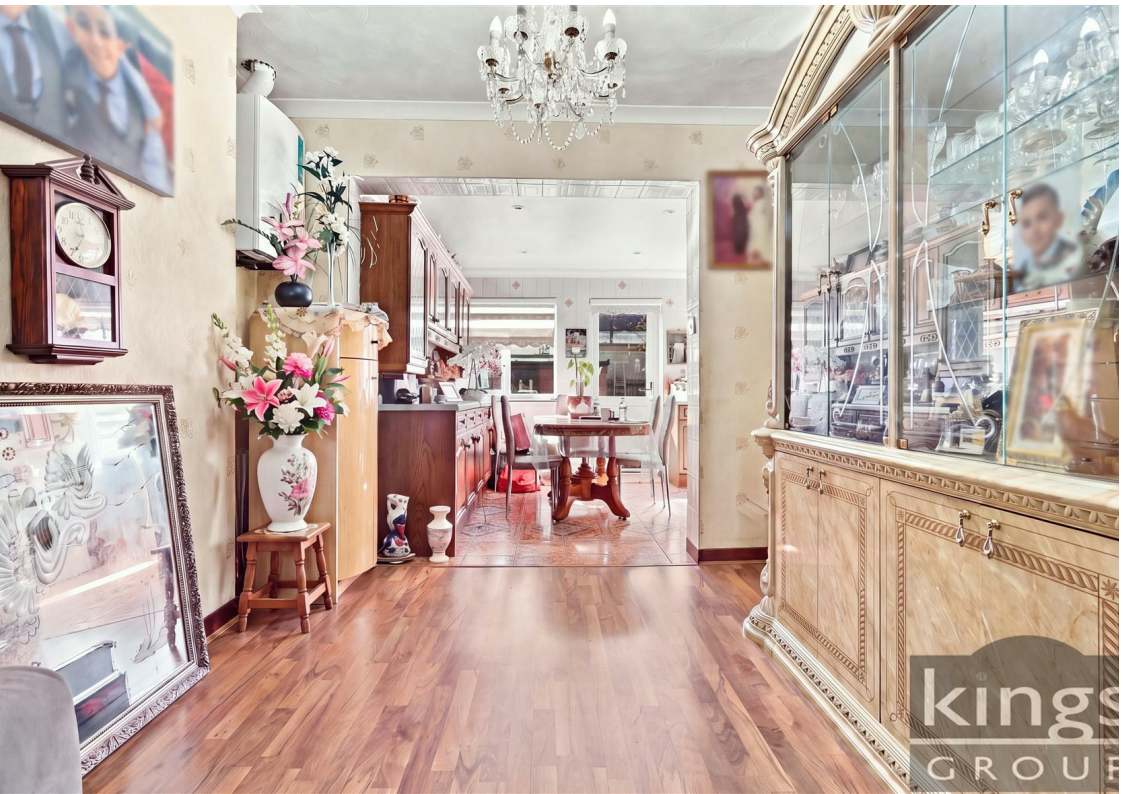
Conveniently situated within approximately half a mile of Brimsdown Railway Station, offering direct services towards Tottenham Hale and London Liverpool Street, this property is ideally positioned for commuters. The nearby Hertford Road provides a variety of local shops, supermarkets, cafés and everyday amenities, while local schools and bus routes are also within easy reach.

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

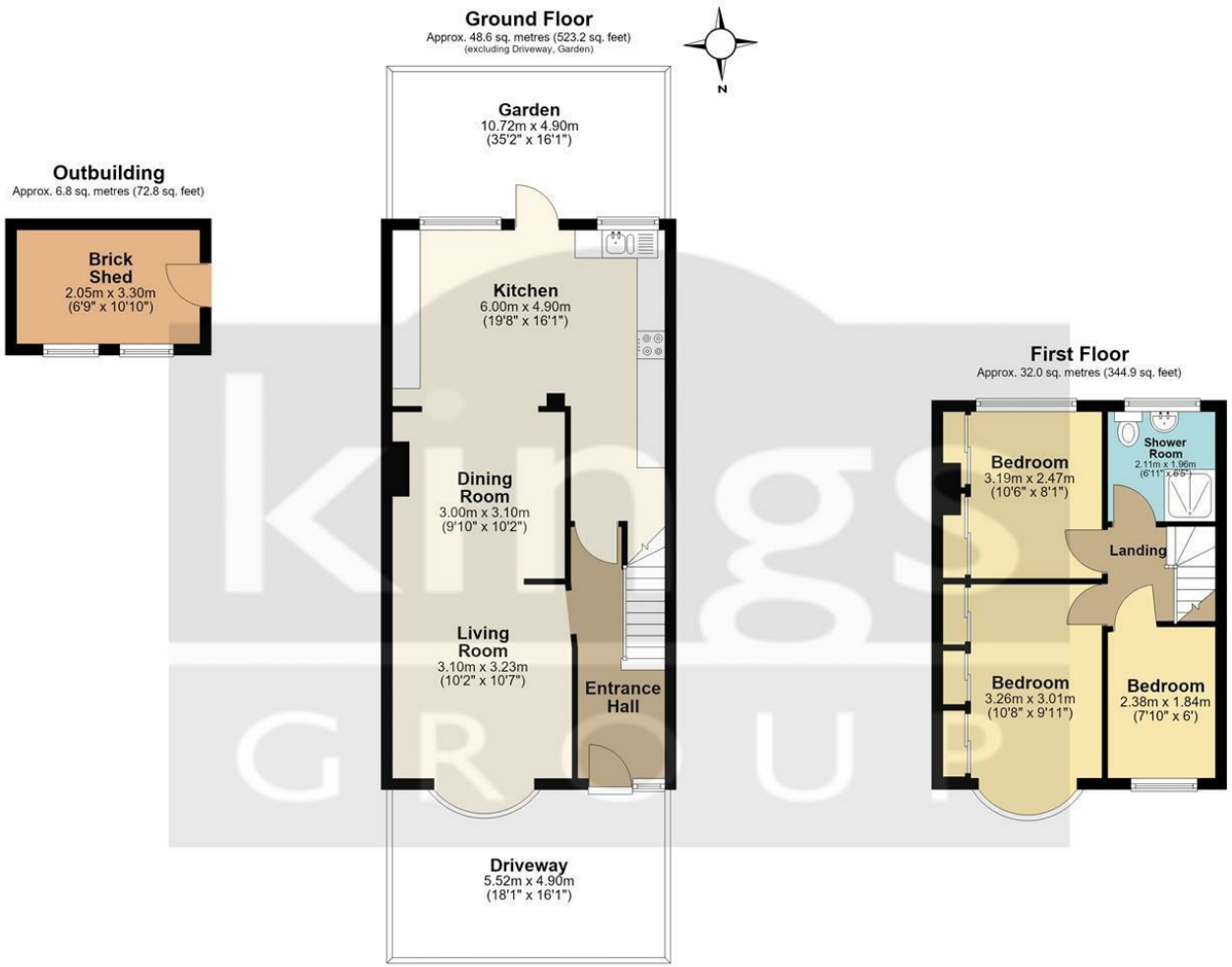












Total area: approx. 87.4 sq. metres (940.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Carterhatch Road

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The Property Ombudsman