



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

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**Clydesdale, Enfield, EN3 4RJ**  
**Offers In The Region Of £415,000**

KINGS GROUP are delighted to offer this RARE ADDITION, Stunning & RECENTLY REFURBISHED, TWO/ THREE Bedroom END OF TERRACED House to the Market. An Ideal Family home or Investment opportunity situated within the Ponders End Location. Benefiting from a Lounge, Newly Fitted Kitchen and Three Piece Bathroom Suite, Anex to the Rear, Front Drive Rear Access, Double Glazed Windows, Gas Central Heating and is offered with no onward chain. Situated in the Highly Sought After Ponders End Location with great access into all Local Shops & Amenities including both Ponders End & Southbury Station which has ideal links into TOTTENHAM HALE & LONDON LIVERPOOL STREET.



## FRONT DOOR TO:-

### LIVING ROOM

**20'0 x 9'10 (6.10m x 3.00m)**

With double glazed window to front, coved ceiling, dado rail, two double radiators, power points, tiled flooring.

### HALLWAY

### BATHROOM

**6'1 x 4'9 (1.85m x 1.45m)**

With double glazed window to side, tiled walls, panel enclosed bath with shower attached, wall mounted wash basin with vanity unit, low level W.C, extractor fan, tiled flooring.

### KITCHEN/ DINER

**18'1 x 9'10 (5.51m x 3.00m)**

With double glazed windows to rear and door to garden, coved ceiling, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, integrated gas hob/oven, chimney style hood extractor, double radiators, power points, tiled flooring.

### FIRST FLOOR LANDING

With single radiator, carpeted flooring.

### BEDROOM ONE

**14'7 x 9'3 (4.45m x 2.82m)**

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

### BEDROOM TWO

**10'1 x 9'10 (3.07m x 3.00m)**

With double glazed window to rear, fitted wardrobe, double radiator, power points, laminated wood style flooring.

### BEDROOM THREE

**8'7 x 6'8 (2.62m x 2.03m)**

With double glazed window to side, double radiator, power points, laminated wood style flooring.

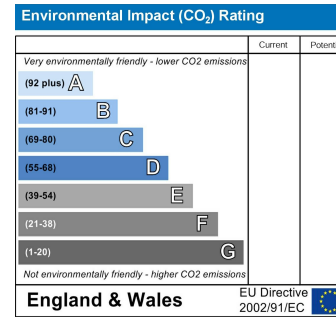
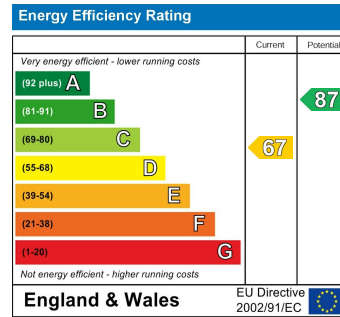
## EXTERIOR: REAR GARDEN

**32'10 x 9'10 (10.01m x 3.00m)**

Paved.

## EXTERIOR: ANNEX

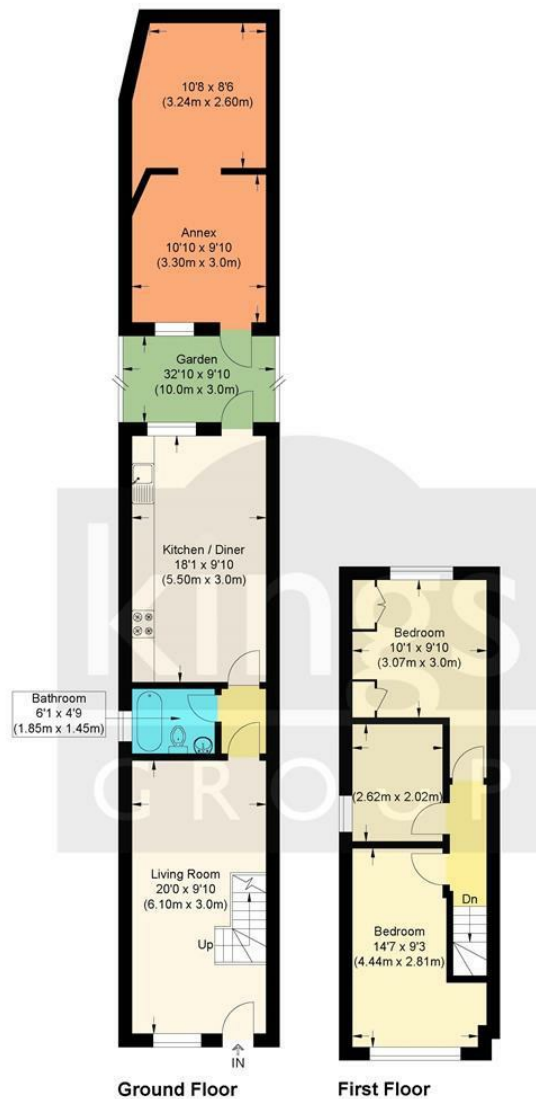
**10'10 x 9'10 + 10'8 x 8'6 (3.30m x 3.00m + 3.25m x 2.59m)**







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GROUP



Ground Floor First Floor

**Clydesdale Enfield, EN3 4RJ**

Approximate Gross Internal Floor Area : 71.20 sq m / 766.39 sq ft (Excluding Annex)

Annex Area : 19.7 sq m / 212.04 sq ft

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

