



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Exeter Road, Enfield, EN3 7TN
Offers In The Region Of £450,000

- Three-bedroom House with Further Potential
- Originally constructed in the year 1930's
- End-of-terrace family home in a desirable location
- Great links and access into Tottenham Hale, Seven Sisters & London Liverpool Street
- Offered to market Chain-Free

VIEWING DAY SATURDAY 14/3/26 VIA APPOINTMENT ONLY - KINGS GROUP offer on Exeter Road in Enfield, this charming end-terrace house presenting a delightful blend of character and potential. Built in circa 1930, this freehold property spans an impressive 951 square feet and features three well-proportioned bedrooms, making it an ideal family home or a smart investment opportunity.

The house boasts an abundance of potential for refurbishment, allowing you to infuse your personal style and create a space that truly reflects your taste. The detached garage in the garden, accessible from the rear, provides additional storage or the possibility of a workshop, enhancing the practicality of the property.

Parking is conveniently available for one vehicle via a garage, in addition to the potential to create a driveway ensuring ease of access. The property is situated within a vibrant community, with excellent transport links nearby. Southbury and Ponders End stations are just a short distance away, providing direct services to London City, making this location perfect for commuters.

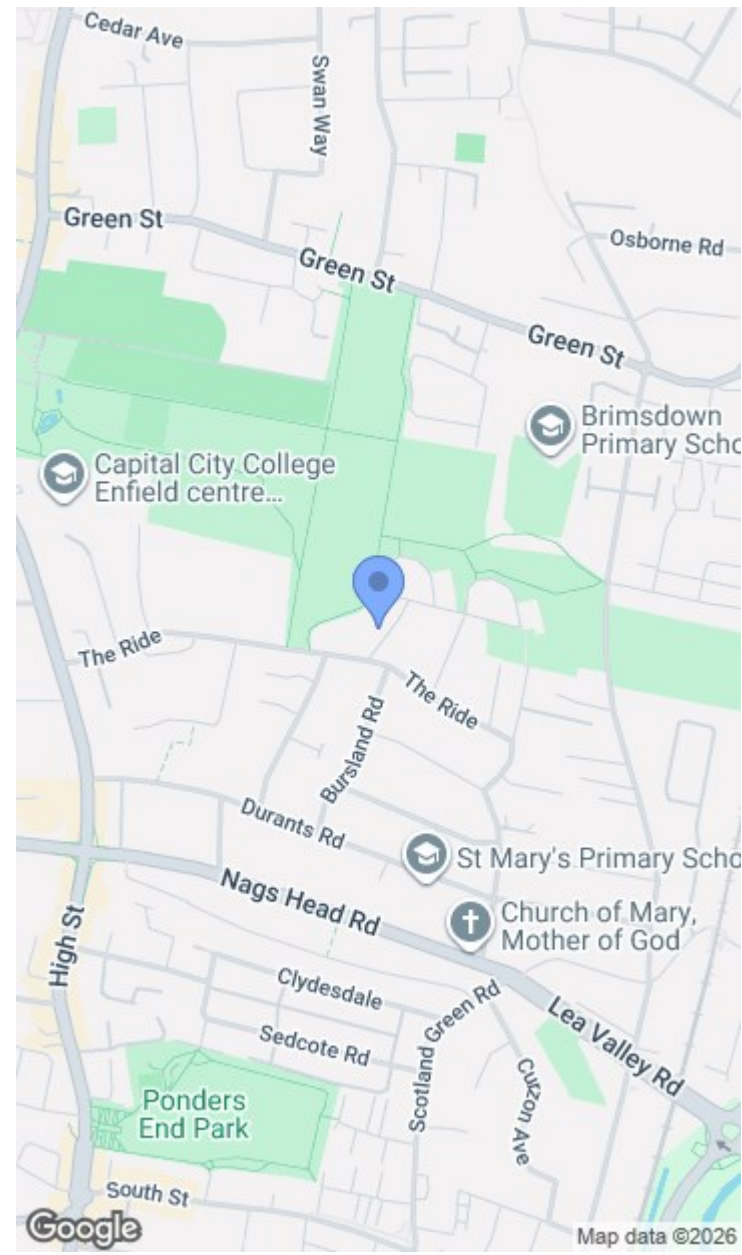
With a council tax band D and an estimated rental income of £2,300, this property presents a fantastic opportunity for both homebuyers and investors alike. Whether you are looking to settle down in a family-friendly area or seeking a makeover to make your own, this house on Exeter Road is not to be missed.

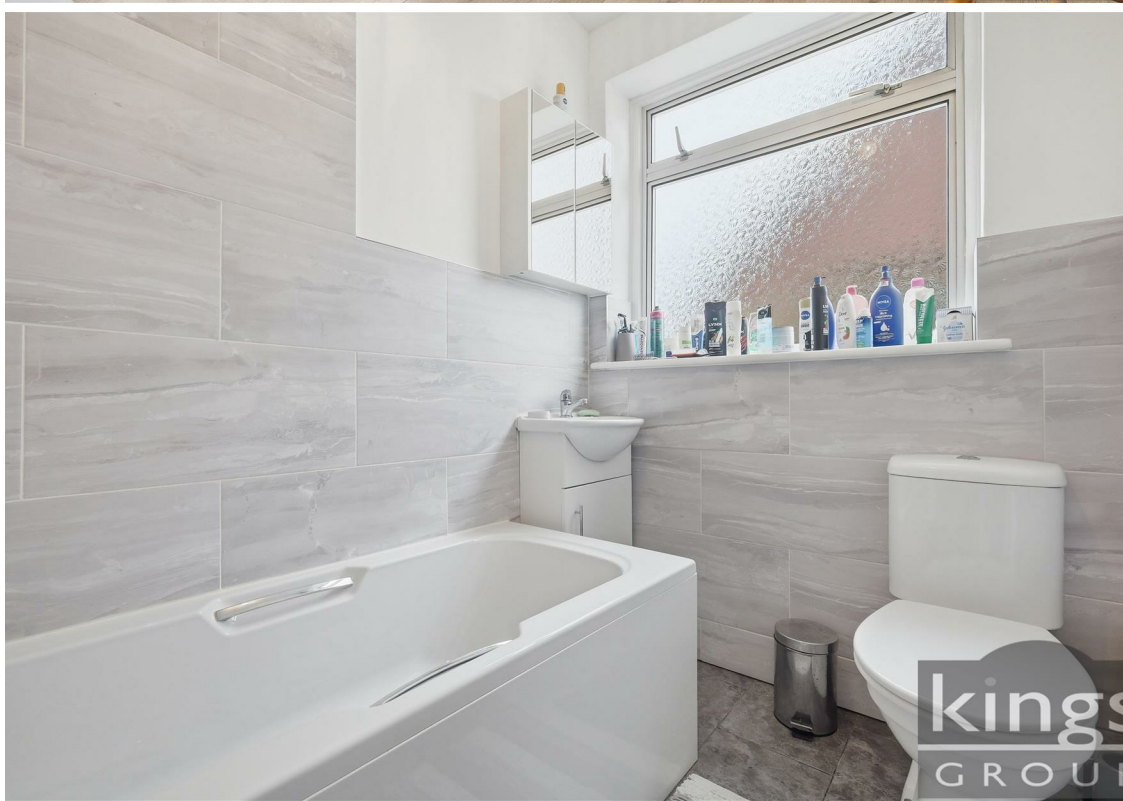
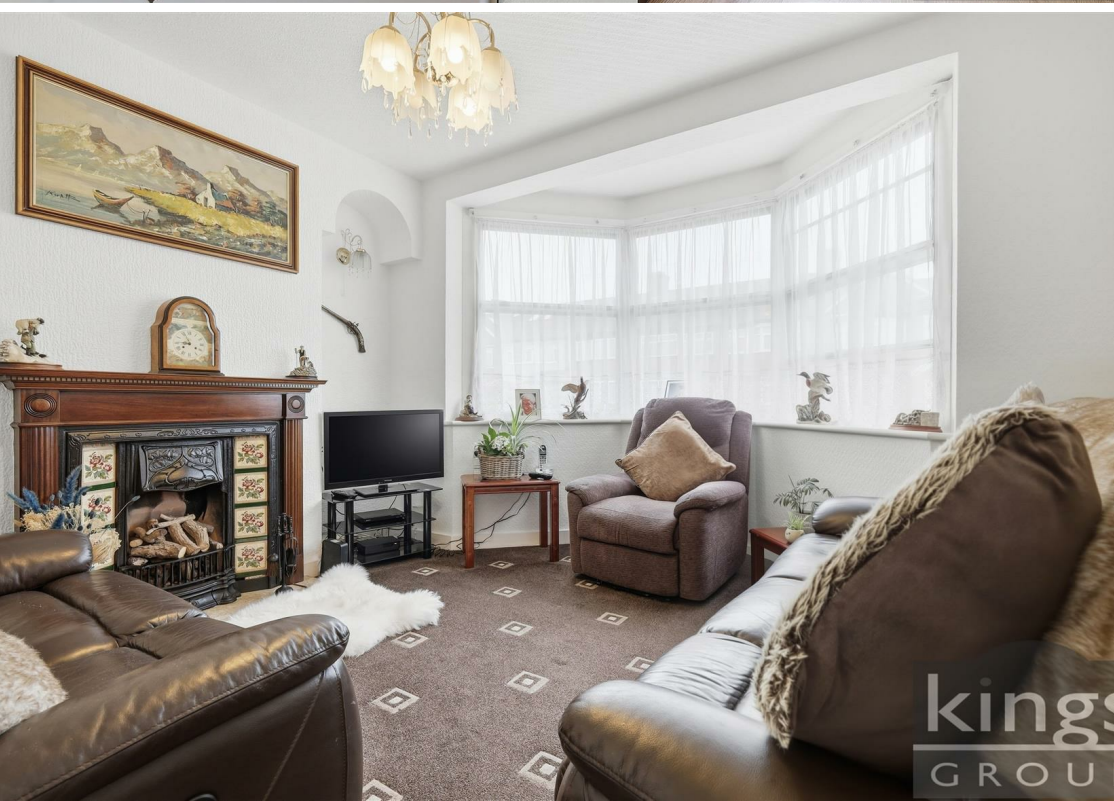
BUYERS INFORMATION

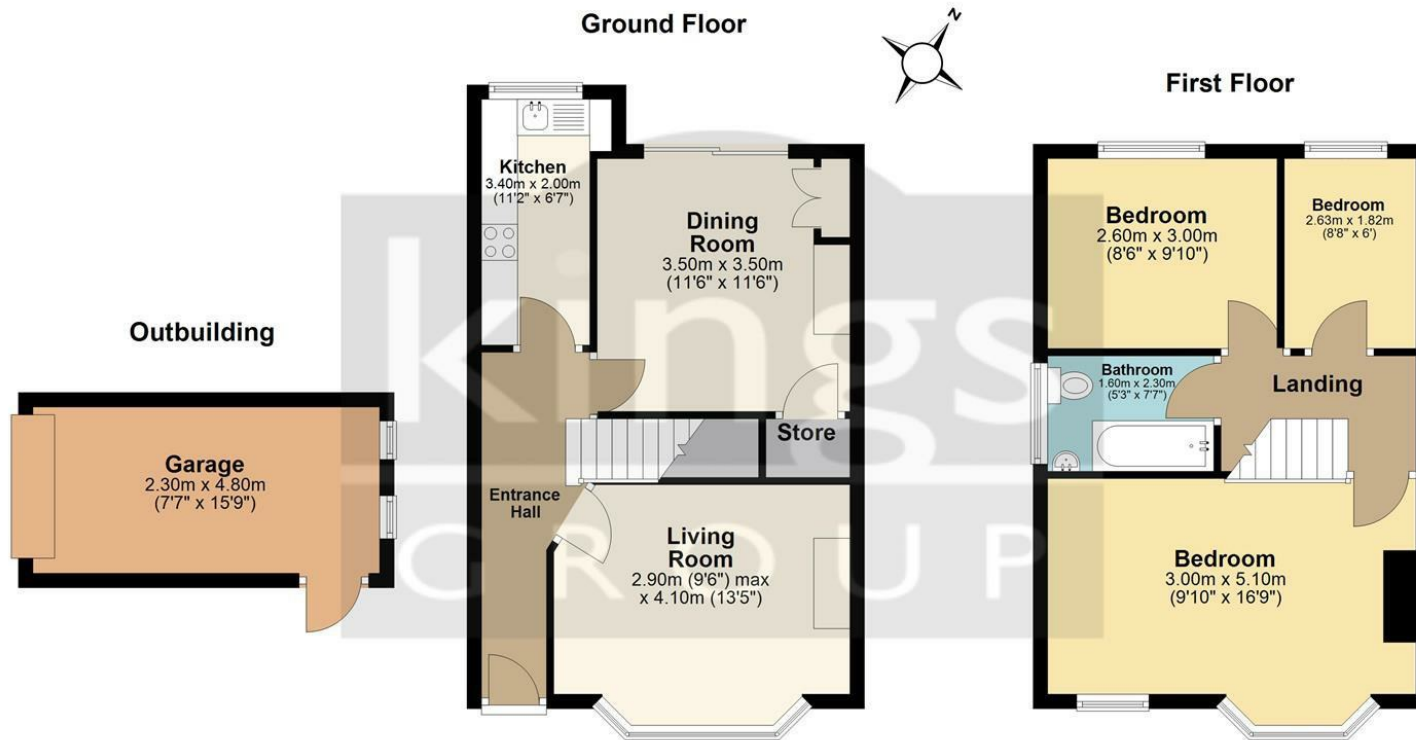
To conform with government Money Laundering

Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, 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 £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

- Situated in the Ponders End Location
- Detached garage at the rear of garden, accessed via garden or rear service road
- Proximity to Ponders End, Southbury & Enfield Town stations
- Council Tax Band D & EPC Rating awaited
- Abundance of potential including your own makeover and/or developments STPP







Total area: approx. 88.3 sq. metres (950.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

Exeter Road



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