



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Kingsway, Enfield, EN3 4HS
Offers In The Region Of £425,000

- Three Bedroom Victorian Terraced House
- Spacious Through Lounge/Dining Room
- Front & Rear Gardens
- Great Links into Tottenham Hale & London Liverpool Street

- Situated Within The Ponders End Location
- Ground Floor Shower Room & First Floor Bathroom
- Great access to all local Shops & Amenities
- Double Glazed Windows & Gas Central Heating

Kings Group Estate Agents are delighted to offer this THREE BEDROOM Victorian Terraced House to the Market. Situated within the PONDERS END Location offering great proximity to all local SHOPS & AMENITIES. Also situated close to Ponders End & Southbury Station which offers great access into TOTTENHAM HALE & LONDON LIVERPOOL STREET. This Family Home Benefits from A Spacious Through Lounge/ Dining Room, Ground Floor WC / Shower Room, First Floor Bathroom, Double Glazing, Gas Central Heating, Front & Rear Gardens.

Council Tax: Band D

FRONT DOOR TO;

ENTRANCE HALLWAY

Stairs to first floor landing.

RECEPTION ROOM

13'9 x 10'8 (4.19m x 3.25m)

With double glazed bay window to front, coved and textured ceiling, double radiator, TV point, power points, tiled flooring.

DINING ROOM

11'5 x 10'8 (3.48m x 3.25m)

With coved ceiling, double radiator, power points.

KITCHEN

15'9 x 5'11 (4.80m x 1.80m)

With double glazed window to rear, tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, chimney style hood extractor, plumbed for washing machine, power points, tiled flooring.

SHOWER ROOM

7'3 x 3'1 (2.21m x 0.94m)

With double glazed opaque window to rear, part tiled walls, shower cubicle, wall mounted wash basin, low level W.C, heated towel rail, tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE

11'10 x 10'0 (3.61m x 3.05m)

With double glazed window to rear, coved ceiling, double radiator, power points, carpeted flooring.

BEDROOM TWO

11'3 x 10'2 (3.43m x 3.10m)

BEDROOM THREE

8'2 x 6'2 (2.49m x 1.88m)

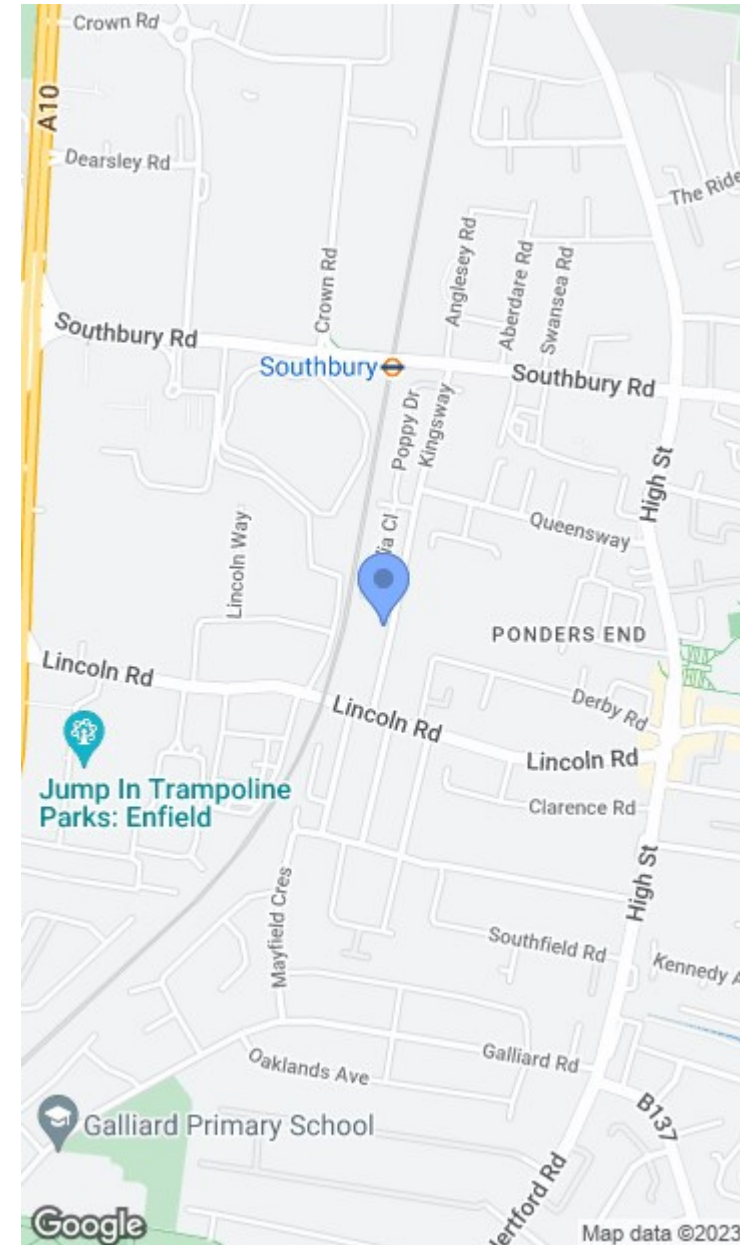
BATHROOM

8'8 x 6'3 (2.64m x 1.91m)

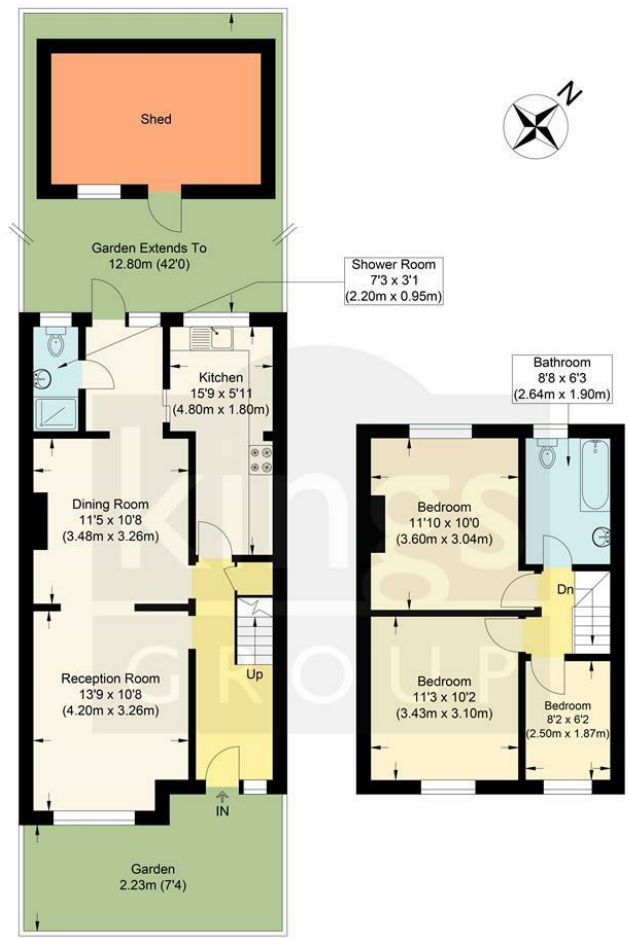
GARDEN

42'0 (12.80m)

Mainly laid to lawn with decked patio area.







Ground Floor

First Floor

Kingsway EN3

Approximate Gross Internal Floor Area : 85.70 sq m / 922.46 sq ft
 (Excluding Shed)
 Illustration for identification purposes only, measurements are approximate, not to scale.

