

kings GROUP

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Enfield EN3 5AZ
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Durants Park Avenue, Enfield, EN3 7ED

Offers In The Region Of £459,995

- LANDLORDS' ONLY; Sold with tenants in situ paying £2300 PCM;
- Features three well-proportioned bedrooms, a modern bathroom, and a welcoming ground floor reception room;
- Maintained to an excellent standard, allowing buyers to move straight in without needing immediate renovations;
- Off Street Parking;
- Located within easy reach of Ponders End shopping centre; and
- Property Style: Charming 1930s house offering a blend of classic character and contemporary living;
- Provides 999 square feet of comfortable living space ideal for families and professionals;
- No Onward Chain: Offered chain-free;
- EPC rating of Band C & Council Tax Band D;
- Positioned near Ponders End, Southbury, and Enfield Town stations for quick access to central London

KINGS GROUP are delighted to offer this CHAIN-FREE well-presented three-bedroom 1930s family home, ideally positioned in the popular Ponders End area of Enfield. Landlords only as sold with TENANTS in situ.

Offering approximately 999 sq. ft. of accommodation, the property combines generous room proportions with a practical layout, making it an excellent choice for families, first-time buyers or professionals looking for a comfortable home in a well-connected location.

The ground floor features a bright and welcoming reception room, providing an ideal space for relaxing or entertaining, together with a fitted kitchen and access to the rear of the property. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

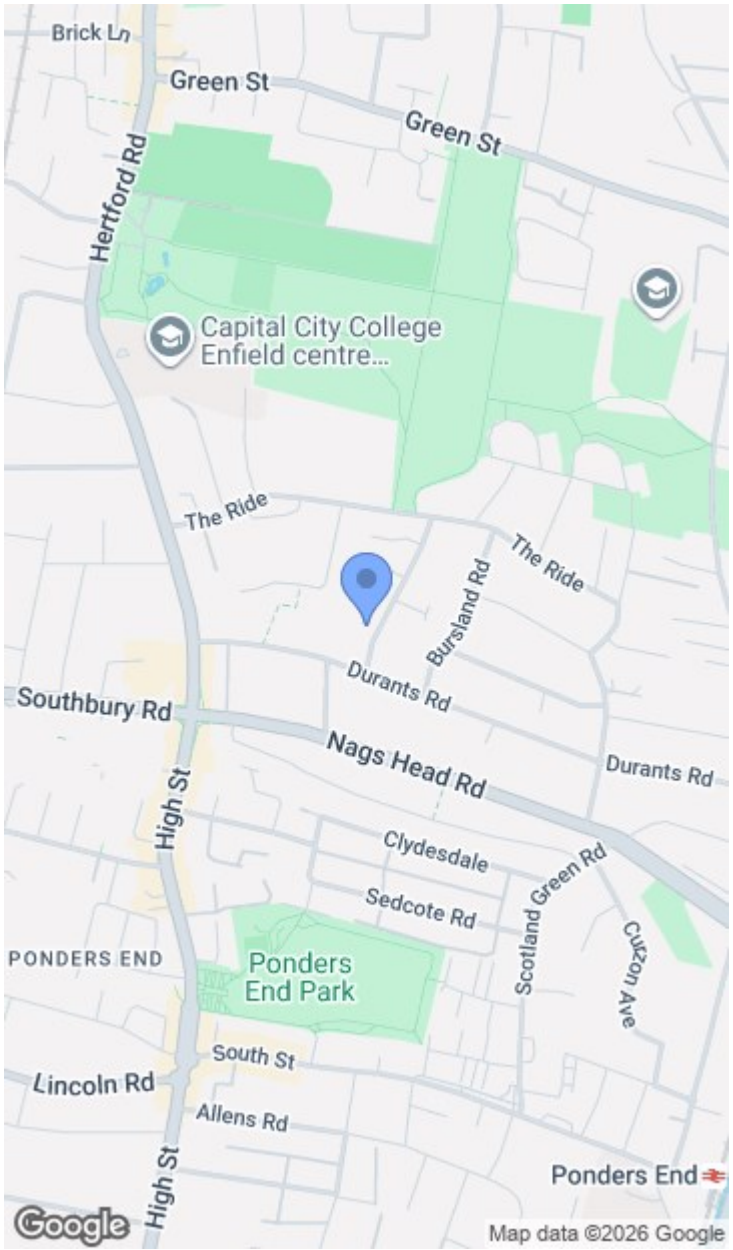
The property is presented in good order throughout, giving buyers the opportunity to move in and enjoy the home while still having scope to personalise it over time.

Externally, the property benefits from a driveway providing valuable off-street parking, a real advantage in this popular residential area.

The location is a major selling point. Ponders End offers a wide range of local shops, supermarkets and everyday amenities, while Enfield Highway and the surrounding area provide further shopping and services.

Families are well catered for with a number of local schools within easy reach, while commuters benefit from convenient access to Ponders End, Southbury and Enfield Town stations, offering useful rail connections into Central London.

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.













Total area: approx. 92.8 sq. metres (999.2 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, 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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Durants Park Ave

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The Property Ombudsman