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Shaw Road, Enfield, EN3 5NE  
Offers In Excess Of £400,000

- Maintained three-bedroom family home
- Bright and generous front reception room ideal for entertaining
- Excellent potential to extend or further improve (STPP)
- Located close to Southbury, Ponders End, and Brimsdown stations
- Conveniently situated near reputable schools, parks, and local amenities

KINGS GROUP are delighted to present this beautifully maintained three-bedroom family home, ideally situated on the ever-popular Shaw Road in Enfield, EN3.

Offering approximately 620 sq. ft. of well-arranged living accommodation, this attractive property is perfectly suited for first-time buyers, growing families, and buy-to-let investors alike. The home has been exceptionally well cared for by the current owners and is presented in excellent condition throughout, allowing any prospective purchaser to move straight in and enjoy immediately.

The ground floor comprises a bright and spacious front living room measuring over 13ft in length, providing an ideal setting for both relaxing and entertaining. To the rear, the property benefits from a modern open-plan kitchen/dining room extending almost 16ft, creating a practical and sociable family space with direct access onto the substantial rear garden.

Upstairs, the property offers three bedrooms, including two well-proportioned double bedrooms alongside a further single bedroom which could also serve perfectly as a nursery, dressing room, or home office. A modern family bathroom completes the first-floor accommodation.

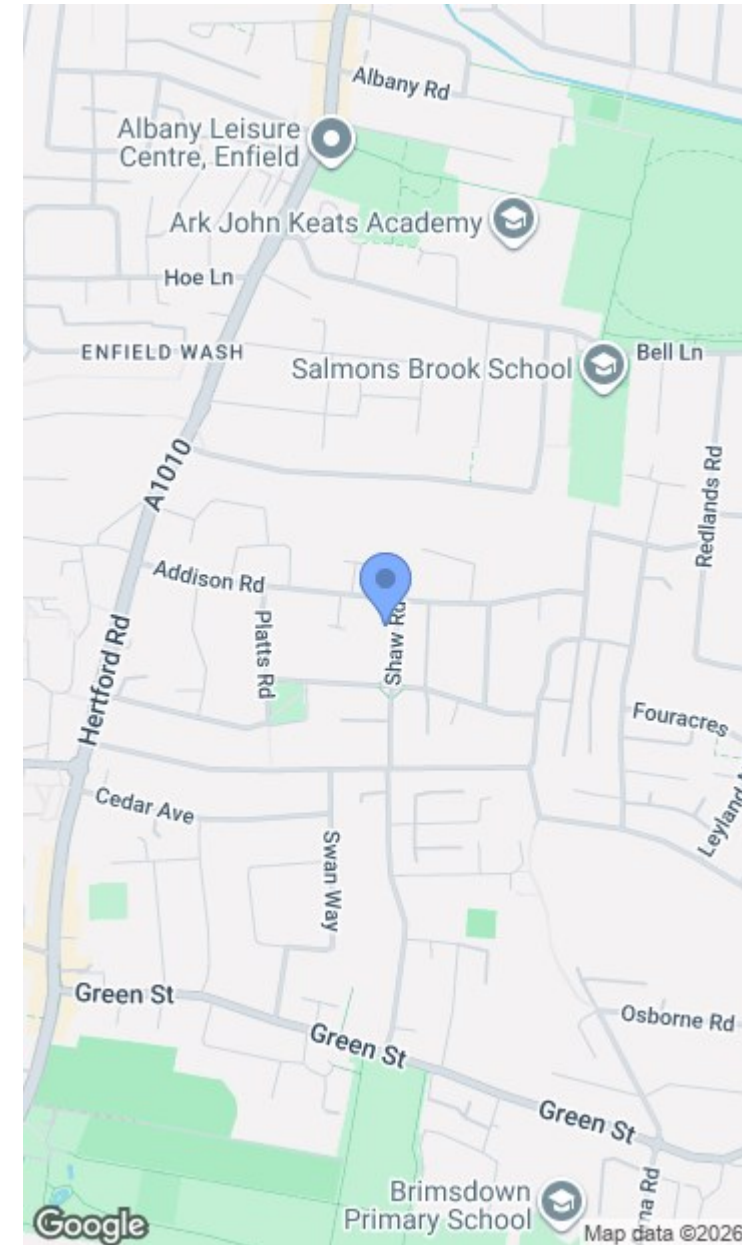
Externally, the property boasts a large rear garden extending approximately 67ft, offering excellent outdoor space for families, entertaining, or future landscaping potential. The generous plot may also provide scope for further extension or improvement,

subject to the necessary planning consents.

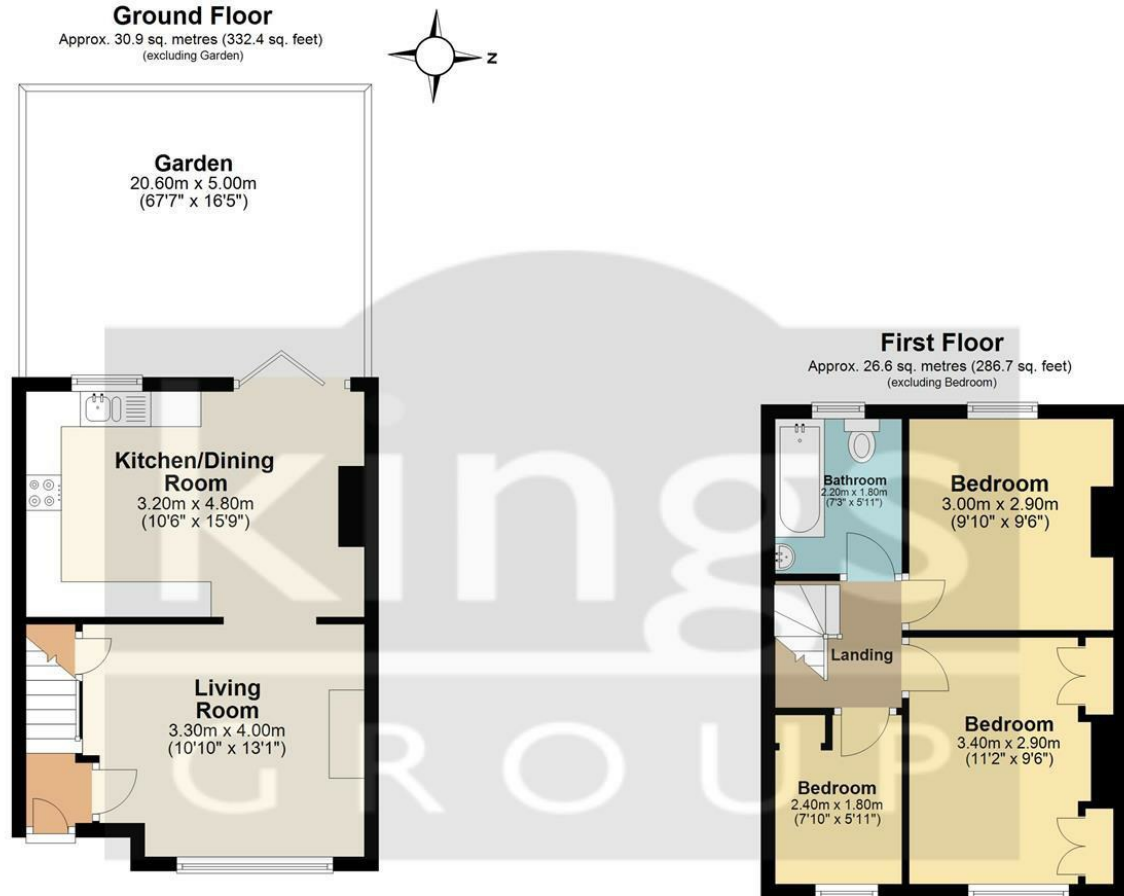
The property would make an excellent family home while also presenting a fantastic buy-to-let opportunity, with an estimated rental income of approximately £23,000–£24,000 per annum.

Ideally positioned for commuters, the property is located within close proximity to Southbury Station (approximately 0.7 miles), Ponders End Station (approximately 0.9 miles), and Brimsdown Station (approximately 1.1 miles), all offering direct links into Central London and surrounding areas.

- Spacious open-plan kitchen/dining room measuring almost 16ft
- Large rear garden extending approximately 67ft
- Ideal first-time purchase or buy-to-let investment opportunity
- Excellent transport links into Central London and surrounding areas
- Excellent transport links into Central London and surrounding areas
- Situated on a sought after turning







Total area: approx. 57.5 sq. metres (619.1 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.

**Shaw Road**



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