



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

Colmore Road, Enfield, EN3 7AL
Guide Price £500,000

- Three Bedroom Semi Detached Freehold House
- Further Development Potential
- Highly Sought-After Ponders End Area
- Excellent Transport Links Into Tottenham Hale and London Liverpool Street
- Large Rear Gardens
- Off Street Parking
- Offered Chain Free
- Council Tax Band D & EPC Rating D
- First Floor Bathroom
- Close to all local Shops & Amenities

**** GUIDE PRICE £500,000 - £525,000 ** Further Development Potential**

KINGS GROUP are thrilled to present this rare addition to the market a three-bedroom semi-detached house in the highly sought-after Ponders End area. Offering a unique opportunity for both families and investors, this property is perfect for those looking to create a long-term home or make a smart investment.

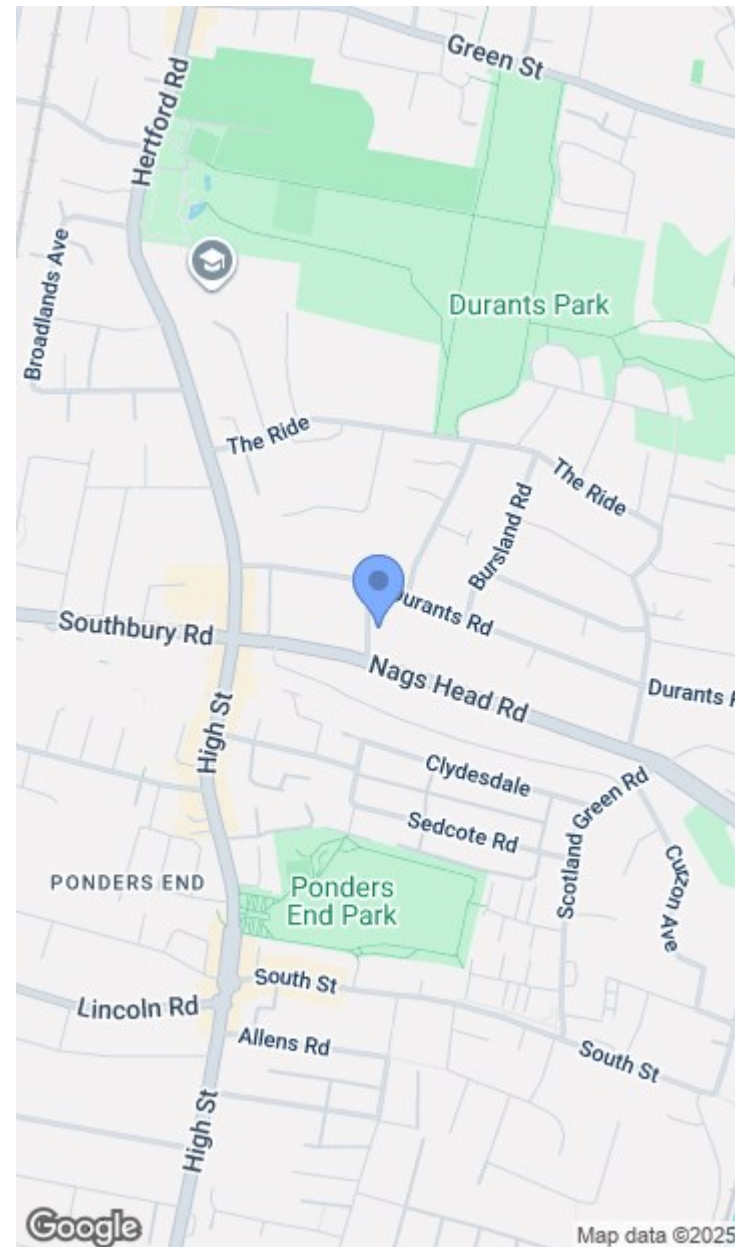
The property is offered CHAIN FREE ensuring a smooth and hassle-free purchase. It has exciting potential for further development, with opportunities to expand both the side and rear of the property (subject to planning consents), making it an excellent prospect for future growth.

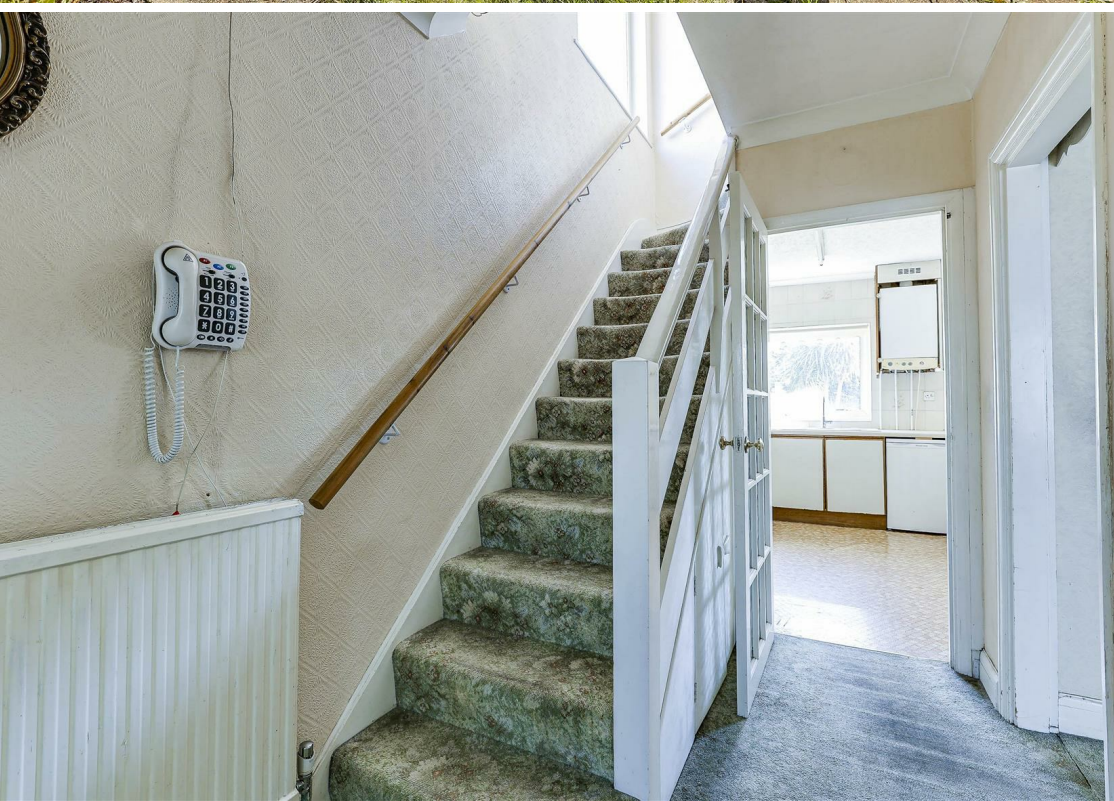
Inside, the house boasts a spacious hallway and landing, creating an open, welcoming atmosphere as soon as you step through the door. The reception room is generously sized, providing the ideal space for family living. The kitchen/dining area is perfect for those who love to entertain, offering ample room for both cooking and dining. The first-floor bathroom is conveniently located, serving the three well-proportioned bedrooms.

In terms of location, this property is ideally situated close to all local shops and amenities, ensuring everything you need is within easy reach. Both Ponders End and Southbury train stations are just a short walk away, providing excellent transport links into Tottenham Hale and London Liverpool Street.

This is a rare opportunity to acquire a fantastic family home or a solid investment in one of the area's most desirable locations. Contact us today to arrange a viewing and explore the potential this property has to offer!

Freehold
Potential Rental Income of £2400 PCM After Refurb
Standard Construction (Brick/Tiled)
Low Flood Risk
Council Tax Band D
EPC Rating D







Colmore Road

Approximate Gross Internal Floor Area : 90.60 sq m / 975.21 sq ft
(Excluding Garage)

Garage Area : 15.10 sq m / 162.53 sq ft

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

