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

Aberdare Road, Enfield, EN3 4JB
Asking Price £550,000

KINGS GROUP are delighted to present this well maintained and beautifully presented family home situated on Aberdare Road, Enfield, EN3 4JB. Offering generous living accommodation, excellent transport links and significant development potential (STPP), this property is ideal for families and investors alike.

The ground floor comprises a bright and spacious reception room, perfect for relaxing and entertaining, along with a separate dining room providing an ideal space for family meals. There is also a modern fitted kitchen with access through to the rear garden, as well as useful storage space.

Upstairs, the property offers well-proportioned bedrooms, including a generous principal bedroom, along with additional bedrooms ideal for family living, guests, or home office use. A family bathroom serves the first floor.

Externally, the property benefits from a well-kept rear garden, ideal for outdoor enjoyment, and most notably, land to the side of the property which offers excellent scope for further development or extension (STPP)—a rare opportunity to significantly enhance both living space and value.

Aberdare Road is ideally located within easy reach of excellent transport links and local amenities. The property is within approximately half a mile of Southbury Station and Ponders End Station, both offering direct rail links into Tottenham Hale, Seven Sisters and London Liverpool Street, making it ideal for commuters.

The area is also well served by a range of local shops, supermarkets, cafés and everyday conveniences.

Families will benefit from proximity to well-regarded local schools including:, Southbury Primary School, Oasis Academy Hadley, Heron Hall Academy, Kingsmead School.

This is a fantastic opportunity to acquire a well presented home with future potential, situated in a convenient and well-connected location. Whether you are looking for a family home with room to grow or an investment with development upside, this property ticks all the boxes.



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Outbuilding
Approx. 19.2 sq. metres (206.2 sq. feet)



Ground Floor
Approx. 51.3 sq. metres (552.6 sq. feet)



First Floor
Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 114.5 sq. metres (1232.9 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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Aberdare Road



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