



**126 Church Road, Enfield Highway  
Offers In The Region Of £425,000 Freehold**



# 126 Church Road, Enfield Highway

186 Hertford Road, Enfield Highway,  
Middlesex, EN3 5AZ

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- Three Bedroom House
- Situated Within The Ponders End Location
- Offered Chain Free
- Two Reception Rooms
- Close Proximity to all Local Shops & Amenities
- Great Access into both Tottenham Hale & London Liverpool Street
- Front & Rear Gardens
- First Floor Bathroom

KINGS GROUP are delighted to offer this THREE BEDROOM TERRACED House to the market. Offered with NO ONWARD CHAIN and is situated in the highly sought after PONDER'S END Location which is conveniently located to all local SHOPS and amenities including Southbury Station & Ponders End Station which has great links into both Tottenham Hale & LONDON LIVERPOOL STREET. This home benefits from TWO RECEPTION ROOMS, Fitted Kitchen, LARGE REAR GARDEN, First Floor Bathroom. In our opinion this would make an ideal Investment opportunity or family home and can achieve a rental income of £23,000-£24,000PA.

## FRONT DOOR LEADING TO:

### PORCH

### ENTRANCE HALLWAY

With carpeted flooring, under the stairs storage cupboard, stairs leading to first floor

### RECEPTION ROOM 13'7" x 11'5 (4.14m x 3.48m)

With double glazed window to front aspect, carpeted flooring, power points

### DINING ROOM 11'6" x 10'6" (3.51m x 3.20m)

With double glazed windows to rear aspect, fireplace, power points, carpeted flooring, door leading to garden

### KITCHEN 8'4" x 6'10" (2.54m x 2.08m)

With double glazed window to rear aspect, tiled flooring, sink with drainer unit, freestanding cooker, plumbing for washing machine, door leading to garden

### FIRST FLOOR LANDING

With carpeted flooring

### BEDROOM ONE 12'10" x 10'4" (3.91m x 3.15m)

With double glazed bay window to front aspect, carpeted flooring, radiator

### BEDROOM TWO 11'7" x 9'5" (3.53m x 2.87m)

With double glazed window to rear aspect, carpeted flooring, storage cupboard, power points, radiator

### BEDROOM THREE

With double glazed window to front aspect, radiator, power points

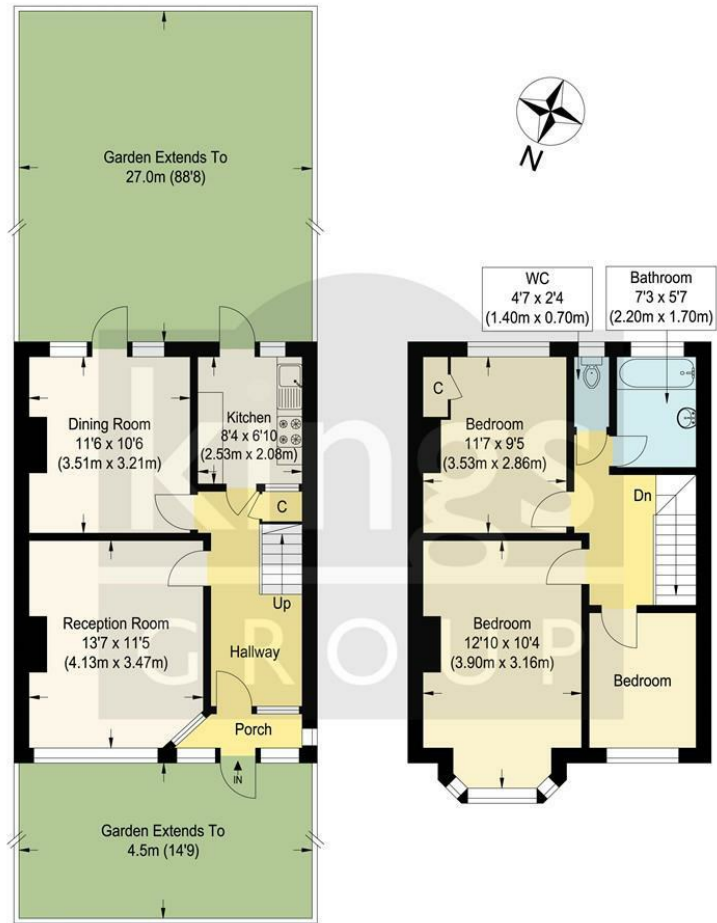
### BATHROOM 7'3" x 5'7" (2.21m x 1.70m)

With double glazed opaque window to rear aspect, part tiled walls. pedestal wash basin, panel enclosed bath with shower attachment,

### WC 4'7" x 2'4" (1.40m x 0.71m)

### GARDEN 88'8" (27.03m)

Extends approximately 88', mainly paved, fence

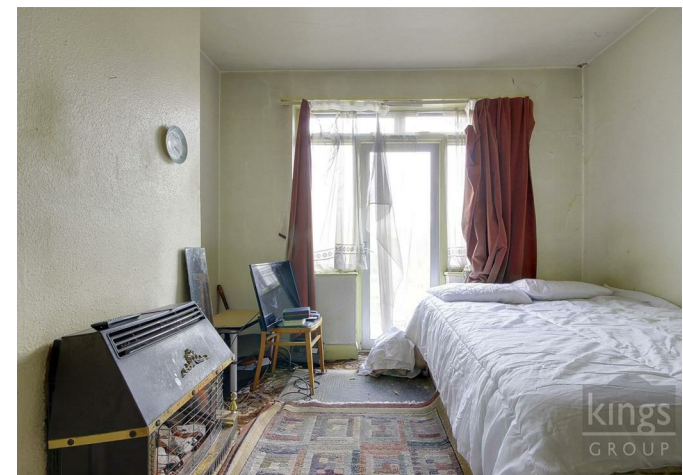
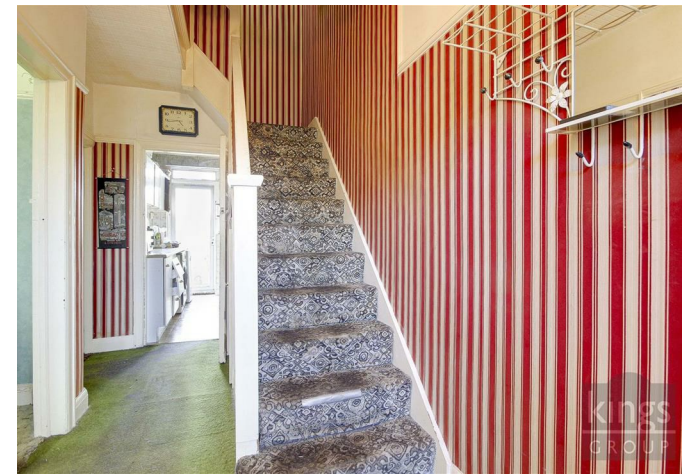


Ground Floor

First Floor

**Church Road, EN3**

Approximate Gross Internal Floor Area : 86.20 sq m / 927.84 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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