kings GROUP

www.kings-group.net

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

Platts Road, Enfield, EN3 5NA

£550,000

- Chain Free Four-Bedroom Family Home
- Modern and Exceptionally Well-Maintained Throughout
- Substantial Brick-Built Outbuilding (Approx. 598 Sq. Ft.)
- Excellent Potential for Further Development (STPP)
- Close to Brimsdown, Ponders End & Southbury Stations
- Approx. 1,875 Sq. Ft. of Accommodation Internally & Externally
- Spacious Principal Bedroom with En-Suite Shower Room
- Off Street Parking
- Ground Floor Shower Room and First Floor Family Bathroom
- Excellent Links to Tottenham Hale, Liverpool Street, A10 & M25

KINGS GROUP are delighted to offer this substantial and exceptionally well-maintained four-bedroom family home, occupying a generous plot on the sought-after Platts Road. Offered to the market CHAIN FREE this impressive residence provides approximately 1,875 sq. ft. of versatile accommodation including a detached garage and a substantial brick-built outbuilding, making it an outstanding opportunity for families, investors, and those seeking future development potential.

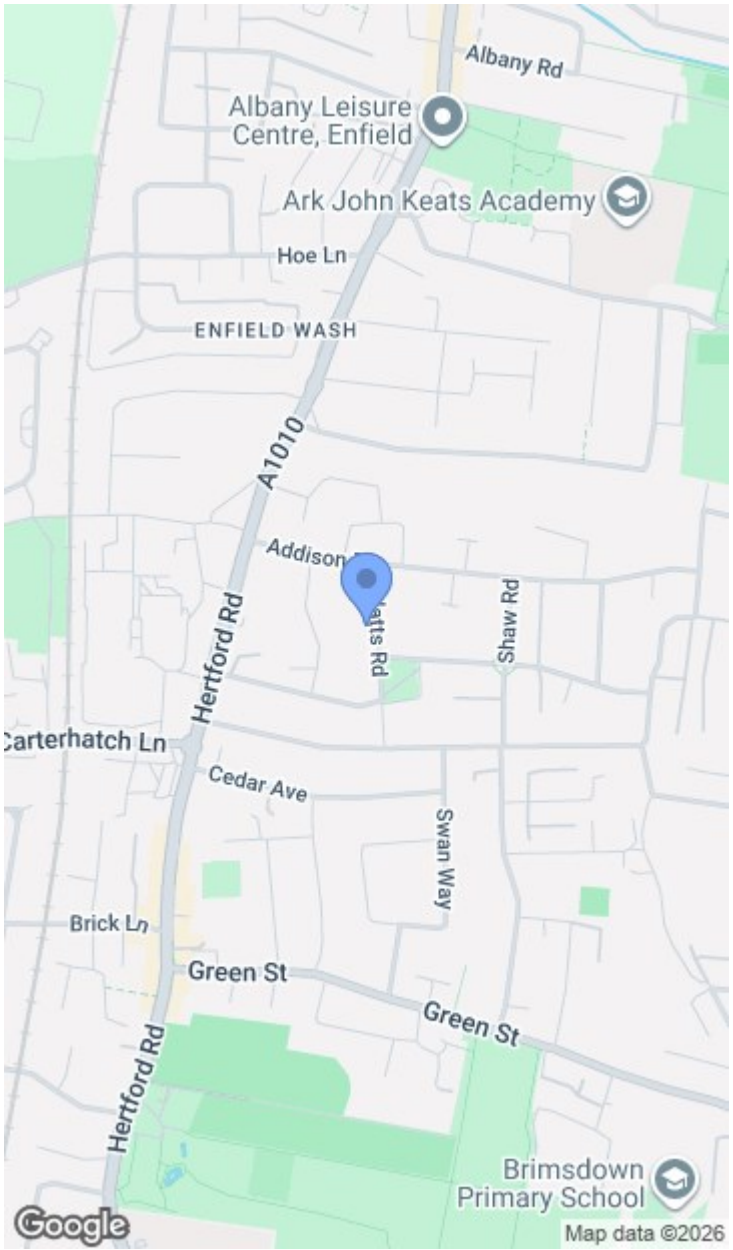
Presented in modern decorative order throughout, the property has been lovingly maintained and offers spacious, bright, and practical living accommodation arranged over three floors. The ground floor comprises a welcoming entrance porch and hallway, a generous reception room flooded with natural light, a contemporary fitted kitchen with ample storage and workspace, a ground-floor shower room, and direct access to the rear garden.

The first floor offers three well-proportioned bedrooms and a modern family bathroom, while the second floor has been converted to create a superb principal bedroom suite complete with en-suite shower room and useful eaves storage.

Externally, the property continues to impress. The rear garden provides excellent outdoor space for families and entertaining, while the detached garage offers secure parking, storage, or workshop potential. A particularly rare feature is the substantial brick-built outbuilding measuring approximately 598 sq. ft., currently providing extensive storage but offering a wealth of possibilities for future use, subject to any necessary consents.

The property presents exciting potential for further extension, reconfiguration, or redevelopment, subject to the requisite planning permissions and building regulations.

Within easy reach of a wide range of local shops, schools, parks, and amenities, the property is also exceptionally well cronnected Brimsdown Station which has direct access into both Tottenham Hale & London Liverpool Street.



Total area: approx. 174.2 sq. metres (1875.3 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, ommisson 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Platts Road

THE ESTAS ESTATE AGENT AWARDS 2014 RATED BY OUR CUSTOMERS BEST IN COUNTY ESSEX theestas.com

THE ESTAS LETTING AGENT AWARDS 2014 RATED BY OUR CUSTOMERS GOLD WINNER BEST MEDIUM CHAIN theestas.com

The Property Ombudsman