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186 Hertford Road  
Enfield EN3 5AZ  
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**Curzon Avenue, Enfield, EN3 4UD**  
**Offers In Excess Of £425,000**

**\*\*GUIDE PRICE £425,000-£440,000\*\*** KINGS GROUP are delighted to offer to the market this well-presented three-bedroom house, ideally situated in the popular Ponders End location. This charming home offers a spacious lounge, an extended kitchen, and a bright conservatory, creating generous living and dining areas ideal for family life and entertaining.

On the first floor, the property features a modern family bathroom, while the loft conversion provides an additional bedroom complete with its own en suite, offering a comfortable and private space for guests or family members.

Externally, the home benefits from both front and rear gardens, providing outdoor space for relaxation or family activities. Conveniently located, the property is within close proximity to local shops, schools, and amenities, as well as Ponders End Train Station, which offers direct access to Tottenham Hale and London Liverpool Street, making it perfect for commuters.

This property would make a fantastic family home or an excellent investment opportunity, with a potential rental income of approximately £2,000 PCM.

Freehold  
Flood Risk "Low"  
EPC Rating C  
Council Tax Band C









