

8 Arbour Road, Enfield, EN3 7TX

Guide price £450,000

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PINDROP PROPERTY



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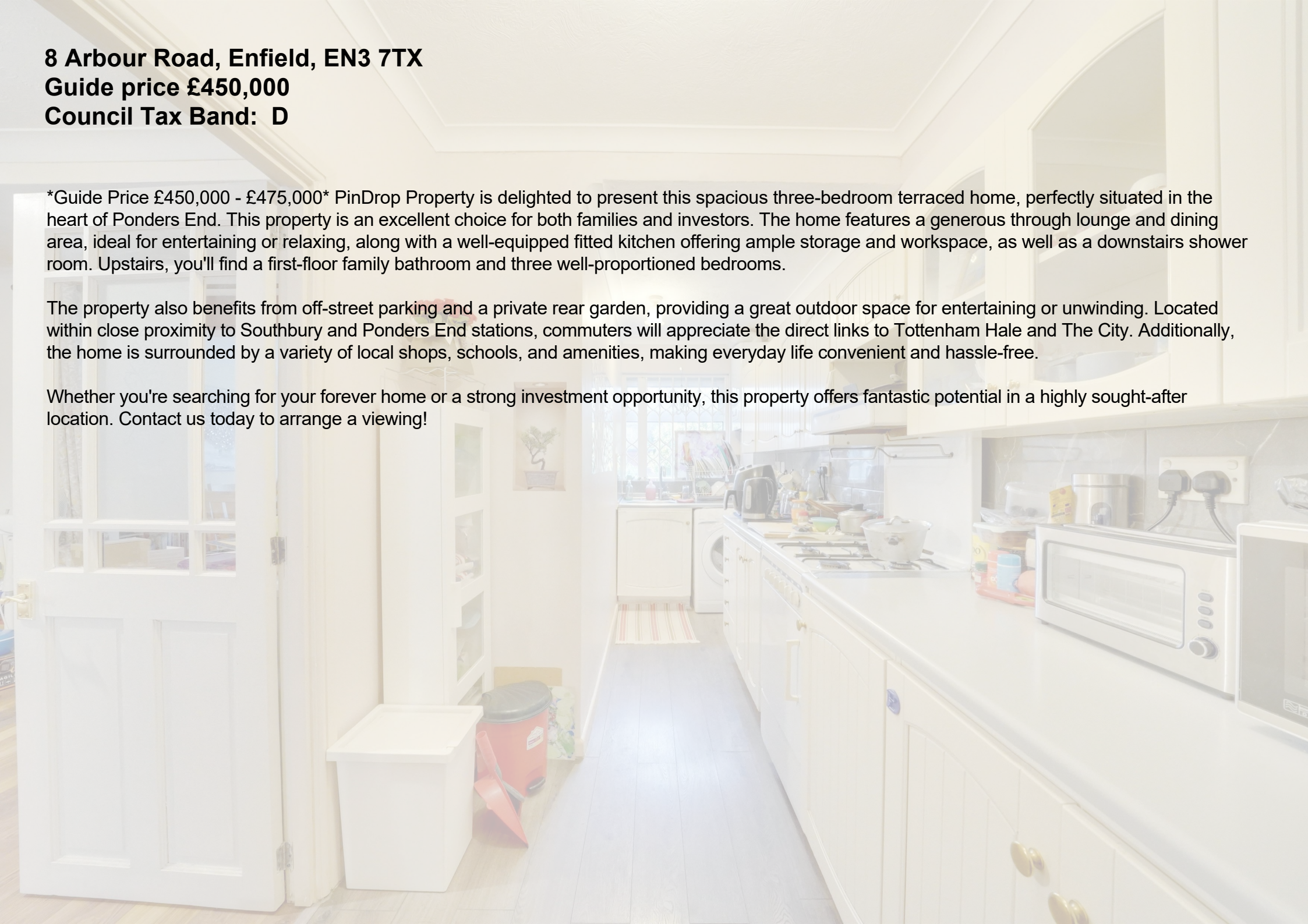
Guide price £450,000

Council Tax Band: D

Guide Price £450,000 - £475,000 PinDrop Property is delighted to present this spacious three-bedroom terraced home, perfectly situated in the heart of Ponders End. This property is an excellent choice for both families and investors. The home features a generous through lounge and dining area, ideal for entertaining or relaxing, along with a well-equipped fitted kitchen offering ample storage and workspace, as well as a downstairs shower room. Upstairs, you'll find a first-floor family bathroom and three well-proportioned bedrooms.

The property also benefits from off-street parking and a private rear garden, providing a great outdoor space for entertaining or unwinding. Located within close proximity to Southbury and Ponders End stations, commuters will appreciate the direct links to Tottenham Hale and The City. Additionally, the home is surrounded by a variety of local shops, schools, and amenities, making everyday life convenient and hassle-free.

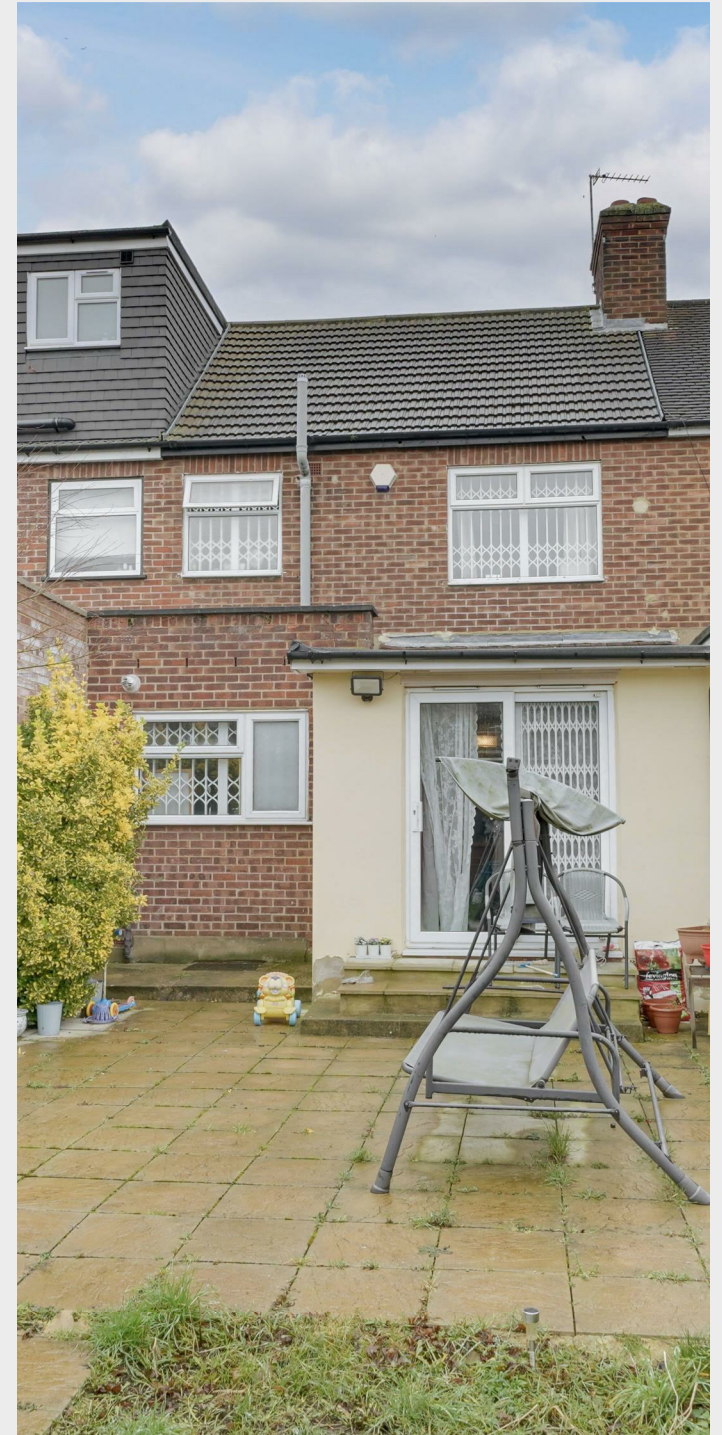
Whether you're searching for your forever home or a strong investment opportunity, this property offers fantastic potential in a highly sought-after location. Contact us today to arrange a viewing!

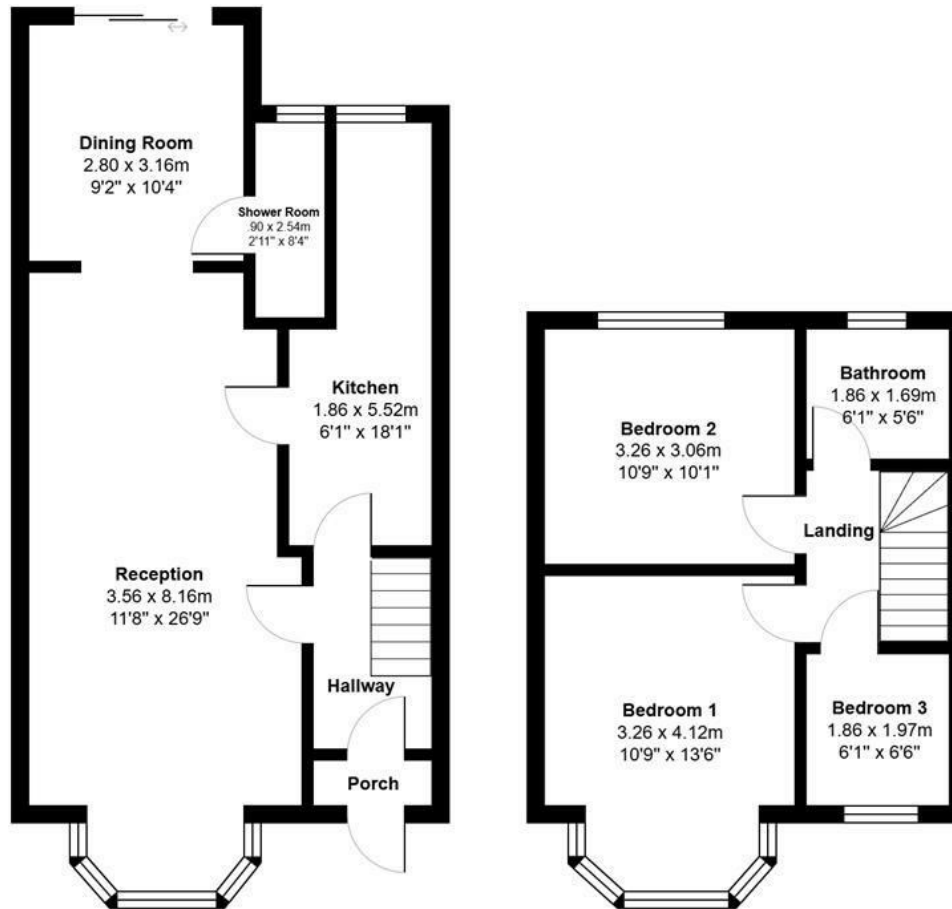






- Through Lounge & Dining Area
- First-Floor Family Bathroom & Downstairs Shower Room
- Off-Street Parking
- Private Rear Garden
- Gas Central Heated
- Double Glazed Windows Throughout
- Close to Ponders End, Southbury and Brimsdown Train Stations
- Catchment for Kingfisher Hall Primary Academy (Outstanding)
- Close to Local Amenities
- Easy Access to Major Road Links





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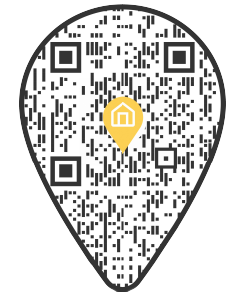
Total Area: 87.8 m² ... 945 ft²

All measurements are approximate and for display purposes only



PINDROP PROPERTY

0203 869 0201
info@pindropproperty.com
www.pindropproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales <small>EU Directive 2002/91/EC</small>		