



# 173 Scotland Green Road

, Enfield, EN3 4RB

## Offers In The Region Of £375,000

Ideal Investment Property! Cottage Fields is Enthused to present this charming two bedroom terraced house, within a short walk of Ponders End BR station, offering a fantastic investment opportunity for those looking to put their own stamp on a home and or a investment property. Boasting an array of benefits to include Driveway with EV Charger, Large Through Lounge, Potential to extend (stpp), Spacious Kitchen with Valiant Combi Boiler, Modern Bathroom and Many more features. This property is waiting for a buyer to bring it to life and make it their own.

Once entering this properties entrance hall, you will find that this home has many features such as the driveway with ample space for three or more cars as the vendor explained to us, a valuable feature in this bustling locality with excellent transport links, for those who like to commute to Central London. The property is in need of modernising in most areas so someone, who is willing to do cosmetic work internally and make it their own, providing the perfect canvas for a creative individual to transform it into a modern and stylish residence.

Situated in a desirable and convenient location with excellent public transport links, nearby schools, local amenities, green spaces, and parks, this property offers a comfortable and connected lifestyle. The EPC Rating of C ensures energy efficiency, adding to the appeal of this promising investment opportunity.

Don't miss out on the chance to secure this property and create a home that perfectly suits your needs and style. Book a viewing today and envision the endless possibilities that this property has to offer.

- Offered CHAIN FREE
- Modern Bathroom
- Driveway for Three or more Cars - Plus EV Charger
- Potential to extend (stpp)
- Valiant Gas Combi Boiler
- Double Glazing Throughout
- Walking Distance to Ponders End BR Station
- Local Amenities within a short walk
- Excellent Investment Opportunity
- Requires Modernisation in areas

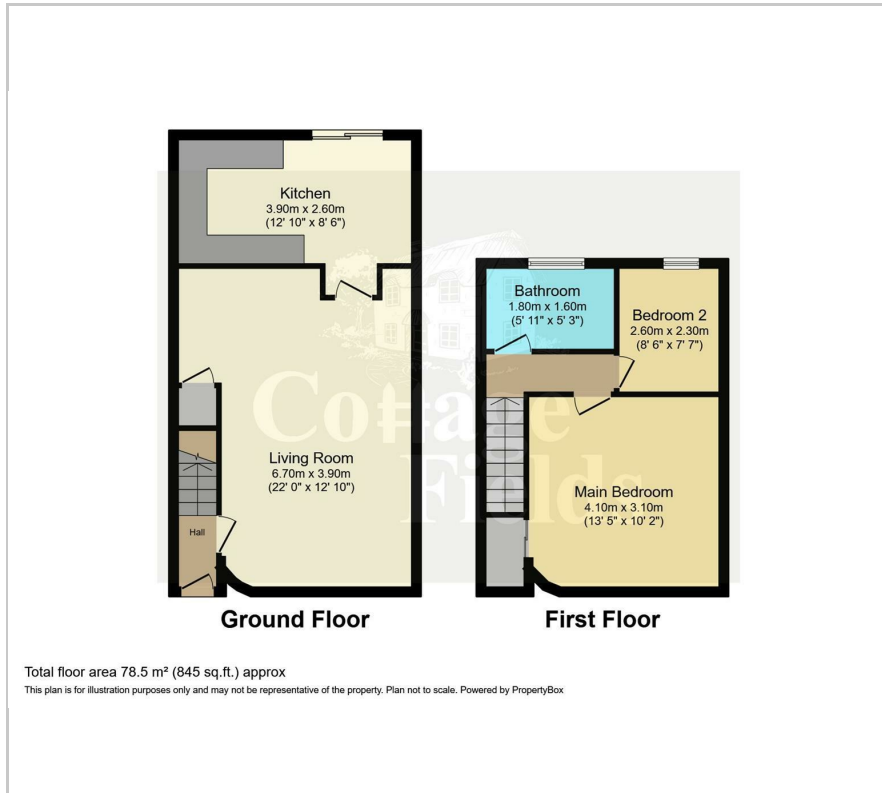
### Viewing

Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.





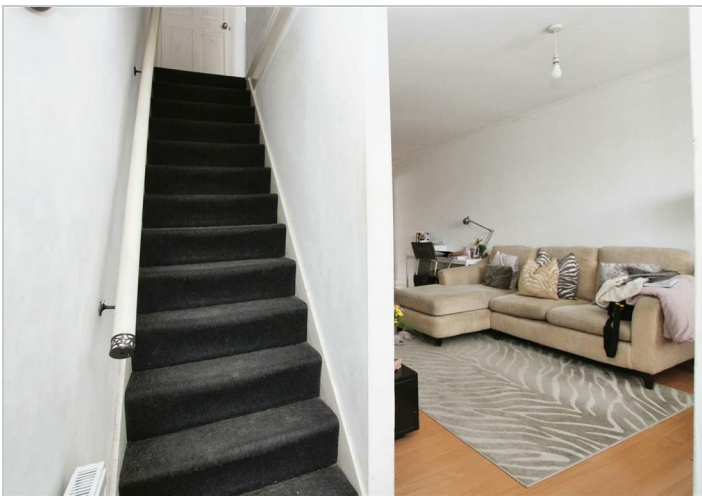
## Floor Plan



## Area Map



## Energy Efficiency Graph



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