



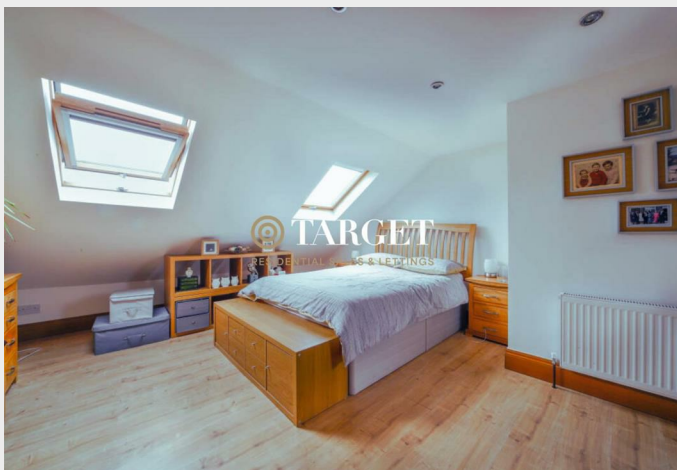
Clarence Road, Enfield EN3 4BN

Per Calendar Month £2,350 Per Calendar Month

House - End Terrace |
Council: Enfield | Council Tax Band: D



 **TARGET**
RESIDENTIAL SALES & LETTINGS



Discover this absolutely superbly presented three-bedroom home, hitting the market in a prime Ponders End location just moments from Hertford Road. This stunning property delivers a spacious and seamless floor plan perfect for modern living. The main level immediately impresses with a generous through lounge and dining room—a bright, welcoming core that's ready for everything from family gatherings to formal entertaining. The heart of the home extends into a modern, fully fitted kitchen, thoughtfully extended to create an outstanding culinary and gathering space. A major bonus is the convenient second, full shower room located right on the main floor.

Upstairs, the home continues to offer substantial living dimensions, featuring three sizable bedrooms that provide comfortable, private retreats. Practicality is a standout feature, including an exclusive private garage accessed via a service road—invaluable for parking or extra storage. This residence is incredibly well-positioned, rated "Excellent" for quietness yet offering unparalleled access to amenities: you are just minutes away from an Asda Supermarket and other food centers, contributing to the area's "Very good" grocery rating. Commuting is a breeze, with Southbury Rail Station and the London Overground a swift 14-minute walk away.

Enjoy unparalleled connectivity with ultra-fast roksanaglowacka0@gmail.com broadband and immediate access to outdoor life with three local green spaces all within a seven-minute walk. This property combines classic charm with contemporary convenience and is situated in a highly connected locale with a "Good" school rating. This is a sophisticated, high-value opportunity in a flourishing community. Don't wait—schedule your private tour today!





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		
England & Wales		EU Directive 2002/91/EC

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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