



**41a Derby Road, Enfield Highway
Offers In Excess Of £500,000 Freehold**



41a Derby Road, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Three Bedroom Town House
- Situated over Three Floors
- Front Balcony & Roof Top Terrace
- Situated in the Ponders End Location
- Off Street Parking for Two Cars
- Partial Heating flooring in the Reception Room
- 3 Month Old Combi Boiler
- Double Glazed & Gas Central Heating
- Spiral Stair Case
- Close Proximity to all Local Shops & Amenities

KINGS GROUP are delighted to offer to the market this THREE BEDROOM townhouse nestled in the highly coveted Ponders End location. This stunning residence is a testament to modern living, boasting a well-presented and meticulously designed interior that promises a lifestyle of comfort and sophistication.

Spread across multiple floors, this townhouse features a convenient WC on each floor, ensuring practicality and ease for daily living. The thoughtfully designed layout includes not only a family bathroom but also an en-suite, providing both functionality and privacy.

One of the standout features of this home is the rooftop balcony, offering a private oasis where you can unwind and enjoy panoramic views. Additionally, a front balcony with heaters enhances the charm of the property, providing an inviting outdoor space for relaxation and entertaining.

Situated in the heart of the sought-after Ponders location, this townhouse is in close proximity to all local shops and amenities. Residents will find convenience at their doorstep. Further complemented by its proximity to both Ponders and Southbury train stations, offering direct access to Tottenham Hale and London Liverpool Street. This ensures a seamless and efficient commute for those working or exploring the vibrant city of London.

Don't miss the opportunity to make this exquisite townhouse your home. Embrace a lifestyle of luxury, convenience, and modern elegance. Internal viewings are highly recommended.

FRONT DOOR LEADING TO

RECEPTION ROOM / DINER 17'10" x 14'1" (5.44m x 4.29m)

With double glazed window to front and rear aspects, tiled flooring, radiator, coved ceiling, power points, spiral stairs leading to first floor

KITCHEN 12'3" x 8'9" (3.73m x 2.67m)

With double glazed window to rear aspect, wall and base units with flat top work surfaces, integrated cooker with electric hob, extractor fan, spotlights, drainer unit sink with mixer tap, space for dish washer, plumbing for washing machine, door leading to garden

GROUND FLOOR WC 6'2" x 2'11" (1.88m x 0.89m)

With opaque window to front aspect, tiled flooring, low level WC, wash basin

FIRST FLOOR LANDING

With double glazed window to rear aspect, carpeted flooring

FIRST FLOOR RECEPTION ROOM 19'1" x 12'3" (5.82m x 3.73m)

With double glazed windows to front aspect, tiled flooring, radiator, spiral stairs to second floor, power points,, double glazed doors leading to balcony,

BALCONY 19'1" x 12'3" (5.82m x 3.73m)

BEDROOM ONE 13'0" x 12'4" (3.96m x 3.76m)

With double glazed window to rear aspect, carpeted flooring, radiator, power points,

ENSUITE 7'11" x 7'5" (2.41m x 2.26m)

With tiled flooring, shower cubicle, wash basin with mixer tap and vanity unit under, low level WC,

SECOND FLOOR LANDING

With double glazed window to rear aspect, carpeted flooring, storage cupboard, power points

BEDROOM TWO 12'1" x 8'5" (3.68m x 2.57m)

With double glazed window to front aspect, carpeted flooring, radiator, power points,

BEDROOM THREE 9'5" x 7'7" (2.87m x 2.31m)

With double glazed window to front aspect, carpeted flooring, radiator, power points

BATHROOM 7'3" x 5'7" (2.21m x 1.70m)

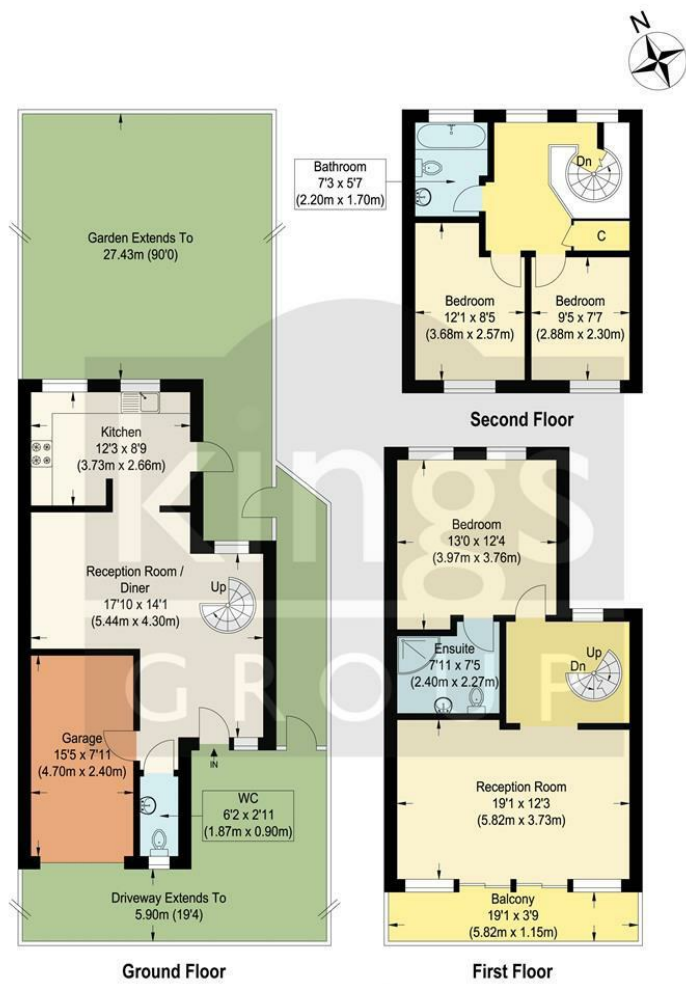
With opaque window to rear aspect, panel enclosed bath with shower attachment, tiled splash back walls, tiled flooring, low level WC, wash basin with vanity unit under,

GARAGE 15'5" x 7'11" (4.70m x 2.41m)

With door leading into reception room

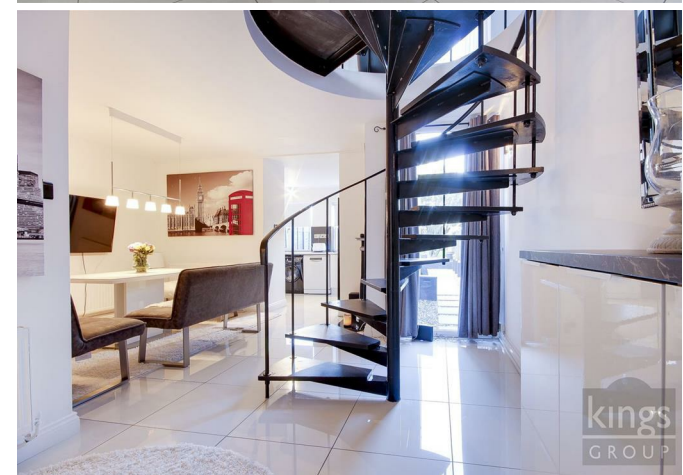
GARDEN 90'0" (27.43m)

Extends approximately 90ft, with side access, fence panels, laid lawn, decking,



Derby Road, EN3

Approximate Gross Internal Floor Area : 111.90 sq m / 1204.48 sq ft
 (Excluding Garage)
 Garage Area : 11.30 sq m / 121.63 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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