



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
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Norfolk Road, Enfield, EN3 4BE
Offers In The Region Of £595,000

KINGS GROUP are thrilled to present this captivating 96-square-meter residence which offers an exciting development opportunity. This 1930s style home in the sought-after locale of Ponders End, Enfield boasts the potential for an additional dwelling on the side and further expansion at the rear, pending planning consents, making it an excellent investment or ideal family home. Situated in close proximity to local shops and amenities, including Ponders End and Southbury Stations, residents enjoy convenient access to direct transportation links to Tottenham Hale and London Liverpool Street. This property not only offers the perfect blend of residential comfort but also presents a lucrative investment opportunity, catering to both family-oriented and investor buyers alike.



FRONT DOOR LEADING TO

ENTRANCE HALLWAY

With double glazed window to front aspect, carpeted flooring, under the stairs storage cupboard, stairs leading to first floor,

RECEPTION / DINING ROOM

25'0" x 11'6" (7.62m x 3.51m)

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

KITCHEN

7'11" x 6'8" (2.41m x 2.03m)

With wall and base units with roll top work surfaces, free standing cooker, sink with drainer unit and mixer taps, textured ceiling, power points,

UTILITY ROOM

17'9" x 7'1" (5.41m x 2.16m)

With double glazed window to rear aspect, carpeted flooring, power points, door leading to garden

CONSERVATORY

9'6" x 6'3" (2.90m x 1.91m)

With double glazed windows, door leading to garden

DOWNSTAIRS WC

FIRST FLOOR LANDING

With double glazed window to side aspect, storage cupboard,

BEDROOM ONE

12'10" x 10'7" (3.91m x 3.23m)

With double glazed window to front aspect, built in wardrobes, carpeted flooring, radiator,

BEDROOM TWO

12'1" x 10'7" (3.68m x 3.23m)

With double glazed window to rear aspect, built in wardrobes, carpeted flooring, radiator

BEDROOM THREE

7'5" x 6'6" (2.26m x 1.98m)

With double glazed window to front aspect, built in storage, radiator

SHOWER ROOM

6'2" x 5'7" (1.88m x 1.70m)

With opaque window to rear aspect, tiled walls, tiled flooring, shower cubicle, low level WC, wash basin with vanity unit under,

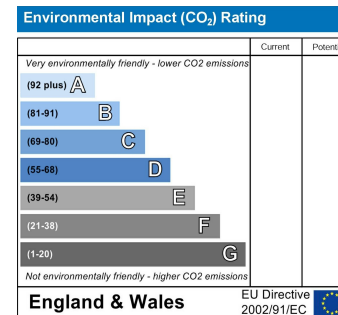
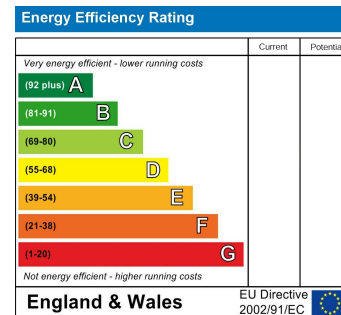
GARDEN

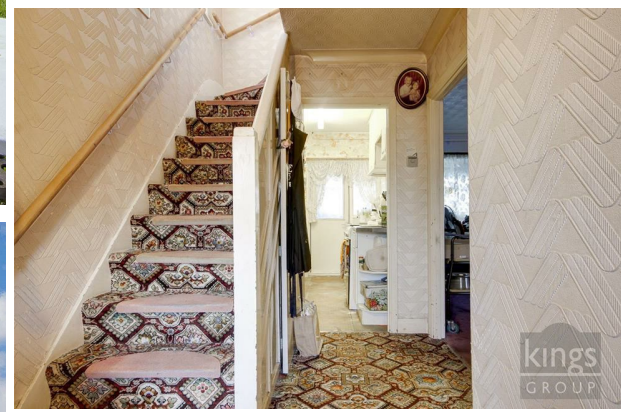
53'2" x 37'11" (16.21m x 11.56m)

Extends approximately 53ft, with side access, fence panels, plant and shrub borders, mainly laid lawn,

GARAGE

19'8" x 8'2" (5.99m x 2.49m)







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Ground Floor

First Floor

Norfolk Road, EN3

Approximate Gross Internal Floor Area : 96.10 sq m / 1034.41 sq ft
(Excluding Garage)

Garage Area : 15.0 sq m / 161.45 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

