



**266 Durants Road, Enfield Highway**  
**Offers In The Region Of £415,000 Freehold**



# 266 Durants Road, Enfield Highway

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

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Victorian End of Terraced House
- Offered Chain Free
- Front & Rear Gardens
- First Floor Bathroom
- An Ideal Buy to Let Opportunity or Family Home
- Close Proximity to all local Shops & Amenities
- Spacious Bedrooms & Bathroom
- Double Glazed & Gas Central Heating

KINGS GROUP are delighted to offer this charming TWO BEDROOM Victorian-style end of terraced house which boasts a blend of classic elegance and modern convenience, offering a comfortable haven for families or investors alike.

Step inside to discover a delightful layout featuring two reception rooms, ideal for entertaining guests or enjoying cozy evenings with loved ones.

The first floor hosts a convenient bathroom, ensuring practicality meets comfort seamlessly. Outside, the property delights with both front and rear gardens, providing ample space for outdoor relaxation

Location-wise, this gem is a stone's throw away from all local amenities, with easy access to shops, eateries, and more. Both Southbury and Ponders End stations are conveniently nearby, offering swift connections to Tottenham Hale and London Liverpool Street. Whether you're commuting for work or exploring the vibrant city life, transportation is a breeze from this prime spot.

What's more, with a potential rental income ranging from £21,000 to £22,000 annually, this property presents an excellent buy-to-let opportunity for investors. Alternatively, for those seeking a forever home, this residence offers the perfect canvas to create lasting memories.

## FRONT GARDEN

With gate opening to a paved front garden, path leading to private front door

## FRONT DOOR LEADING TO

## ENTRANCE HALL

With real wood effect flooring, carpeted stairs leading to first floor

## RECEPTION / DINING ROOM ONE 13'3" x 10'7" (4.04m x 3.23m)

With double glazed bay window to front aspect, real wood effect flooring, radiator, cast iron fireplace, power points

## RECEPTION / DINING ROOM TWO 11'6" x 11'3" (3.51m x 3.43m)

With double glazed windows to utility area, real wood effect flooring, power points, under stairs storage cupboard, cupboard housing electric meter, door leading to kitchen

## KITCHEN 11'2" x 8'5" (3.40m x 2.57m)

With double glazed window to rear aspect, laminate flooring, textured ceiling, integrated cooker with gas hob, tiled splash back walls, wall and base units with flat top work surfaces, drainer unit sink with mixer taps, plumbing for washing machine, hood extractor fan, power points, door leading into Lean To

## LEAN TO 10'2" x 6'3" (3.10m x 1.91m)

With double glazed window to rear aspect, door leading to garden,

## FIRST FLOOR LANDING

With laminate flooring, storage cupboards, access to loft

## BEDROOM ONE 14'4" x 11'5" (4.37m x 3.48m)

With double glazed windows to front aspect, laminate flooring, 2 radiators, power points

## BEDROOM TWO 11'5" x 8'8" (3.48m x 2.64m)

With double glazed windows to rear aspect, laminate flooring, power points, timber stairs access to Loft room, radiator

## LOFT ROOM 9'5" x 7'5" (2.87m x 2.26m)

With carpeted flooring, power points

## BATHROOM 8'5" x 7'7" (2.57m x 2.31m)

With frosted double glazed windows to rear aspect, panel enclosed bath with shower attachment, wash basin with vanity unit under, radiator, laminate flooring, low level WC, inset spotlights

## REAR GARDEN 39'3" x 15'9" (11.96m x 4.80m)

Extends approximately 39.3ft, paved patio area, shed, fence panels, plant and shrub boarders



**Ground Floor**

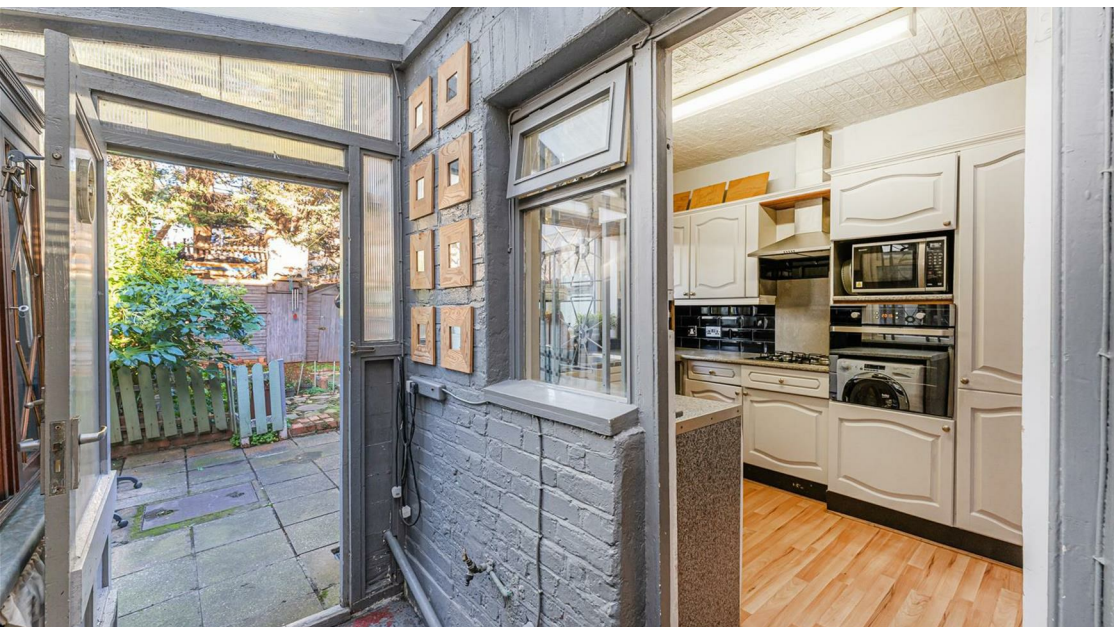
**First Floor**

**Durants Road**

Approximate Gross Internal Floor Area : 86.30 sq m / 928.92 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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