



**65 Clydesdale, Enfield Highway**  
**Offers In The Region Of £389,995 Freehold**



# 65 Clydesdale, Enfield Highway

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

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

- EPC Rating D
- Two Bedroom Terraced House
- Offered Chain Free
- Double Glazed & Gas Central Heating
- First Floor Bathroom
- Great access to all local Shops & Amenities
- Through Lounge
- Fitted Kitchen (Extended)
- Rear Service Road

KINGS GROUP are delighted to offer this charming TWO BEDROOM house nestled within the highly sought-after Ponders End Location. This property presents an ideal opportunity for those seeking a cozy yet convenient home with a blend of modern comfort and traditional charm. Offered CHAIN FREE this property presents a rare opportunity to secure a hassle-free move-in experience. Its prime location offers easy access to local shops and amenities, including the nearby Ponders End train station. With direct routes to Tottenham Hale and London Liverpool Street, commuting to the city or exploring neighboring areas is effortless, making this house an ideal choice for those seeking convenience without compromise.

This house boasts both front and rear gardens, offering a tranquil retreat for relaxation or outdoor gatherings. The rear garden is particularly versatile, featuring convenient rear service road and an outbuilding that provides additional storage space or potential for a home office or workshop.

Upon entering the house, you're greeted by a welcoming atmosphere accentuated by natural light streaming through double-glazed windows. The ground floor seamlessly blends functionality with style, featuring a spacious reception/dining room perfect for entertaining guests. The extended modern fitted kitchen adds a touch of contemporary flair, providing ample space.

For added comfort and convenience, the property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Ascending to the first floor, you'll discover two generously sized double bedrooms, each offering a peaceful sanctuary for rest and relaxation. Completing the layout is a well-appointed family bathroom, providing a refreshing space to unwind after a long day.

## ENTRANCE HALLWAY

With laminate flooring, carpeted flooring leading to first floor

## RECEPTION ROOM 14'3" x 12'2" (4.34m x 3.71m)

With double glazed window to front aspect, laminate flooring, radiator, power points, under the stairs storage cupboard,

## DINING ROOM 15'2" x 7'5" (4.62m x 2.26m)

With laminate flooring, radiator, power points

## KITCHEN 15'2" x 11'2" (4.62m x 3.40m)

With double glazed window to rear aspect, tiled flooring, integrated cooker with electric hob, hood extractor fan, tiled splash back walls, drainer unit sink with mixer taps, plumbing for washing machine, wall and base units with roll top work surfaces, spotlights, power points, door leading to garden

## FIRST FLOOR LANDING

### BEDROOM ONE 15'3" x 12'8" (4.65m x 3.86m)

With double glazed window to front aspect, laminate flooring, built in wardrobes, coved ceiling, radiator, power points,

### BEDROOM TWO 9'8" x 9'3" (2.95m x 2.82m)

With double glazed window to rear aspect, laminate flooring, built in wardrobes, coved ceiling, radiator, power points,

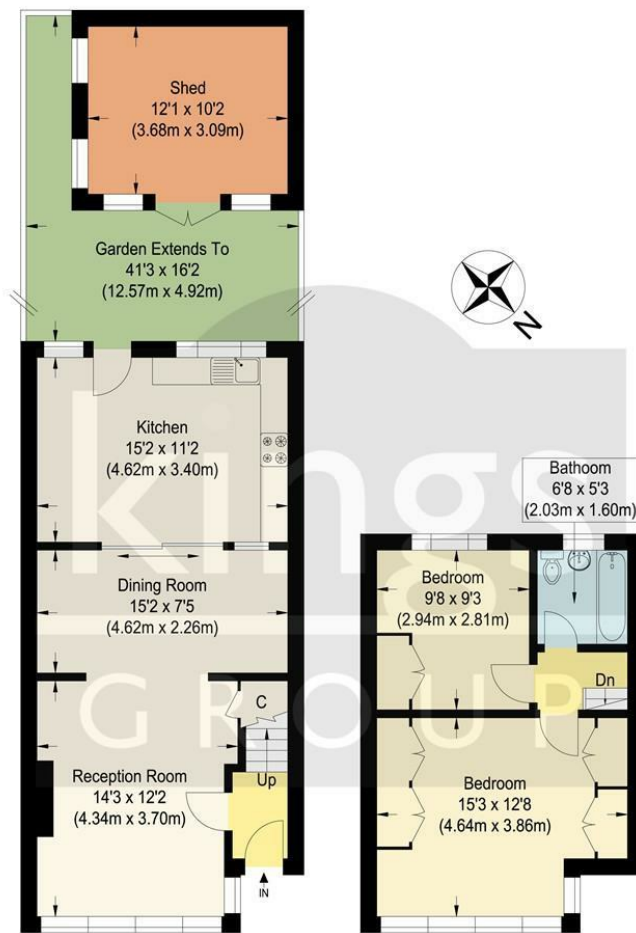
### BATHROOM 6'8" x 5'3" (2.03m x 1.60m)

With opaque window to rear aspect, tiled flooring, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level WC,

### SHED 12'1" x 10'2" (3.68m x 3.10m)

### GARDEN 41'3" x 16'2" (12.57m x 4.93m)

Extends approximately 41ft, fence , part paved part lawn, shed



Ground Floor

First Floor

### Clydesdale

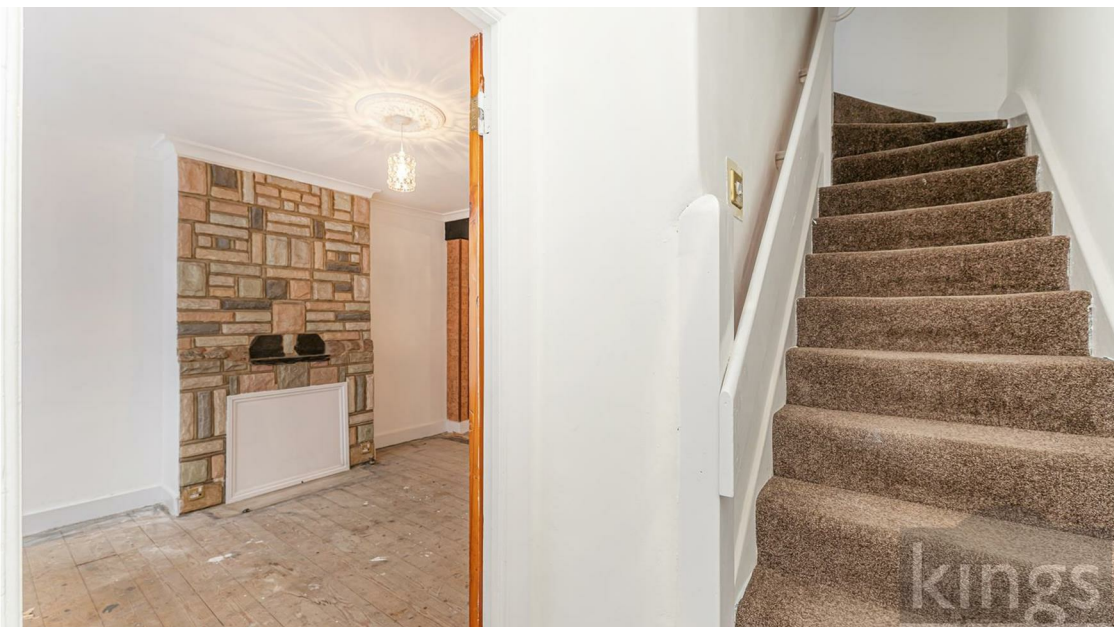
Approximate Gross Internal Floor Area : 76.30 sq m / 821.28 sq ft  
(Excluding Shed)

Shed Area : 11.40 sq m / 122.70 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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