



**52 Durants Road, Enfield Highway
Offers In The Region Of £425,000 Freehold**



52 Durants Road, Enfield Highway

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

020 8805 5959
www.kings-group.net

- Three Bedroom House
- An Ideal First Time Buy or a Buy To Let Opportunity
- Potential Rental income of £24,000-£25,000 PA
- Front & Rear Gardens
- Close Proximity to all local Shops & Amenities
- Spacious Bedrooms
- Double Glazed & Gas Central Heating
- Spacious Through Lounge & Additional Dining Room

KINGS GROUP are delighted to offer this charming three-bedroom house to the market, and it's available CHAIN FREE. Situated in a prime location, it boasts easy access to all local shops and amenities, including the Southbury and Ponders End train stations. Commuters will appreciate the excellent transport links, with quick access to Tottenham Hale and LONDON LIVERPOOL STREET. Upon entering, you're greeted with a home full of character and period features, adding a touch of timeless elegance. The house offers both a front and large rear garden, perfect for enjoying outdoor living and entertaining guests. The ground floor features a spacious through lounge, providing ample space for relaxation and hosting gatherings. Additionally, there's an additional dining room and fitted kitchen offering functionality and style, while the ground floor WC adds convenience for residents and guests. Ascending to the first floor, you'll find three generously sized bedrooms, each offering comfort and privacy. The family bathroom completes this level. Overall, this house offers the perfect blend of convenience, comfort, and character, making it an ideal place to call home.

FRONT DOOR

ENTRANCE HALLWAY

With under the stairs cupboard, stairs leading to first floor

RECEPTION ROOM 23'6" x 11'0" (7.16m x 3.35m)

With double glazed bay window to front aspect, laminate flooring, fireplace, power points

WC 3'6" x 2'11" (1.07m x 0.89m)

With opaque window to side aspect,

DINING ROOM 13'9" x 8'10" (4.19m x 2.69m)

With double glazed window to side aspect,

KITCHEN 9'9" x 8'10" (2.97m x 2.69m)

With double glazed window to rear aspect, tiled flooring, tiled walls, wall and base units with flat top work surfaces, plumbing for washing machine, integrated cooker with gas hob, drainer unit sink with mixer taps, power points

FIRST FLOOR LANDING

BEDROOM ONE 14'4" x 11'11" (4.37m x 3.63m)

With double glazed bay window to front aspect, built in wardrobes,

BEDROOM TWO 11'11" x 8'10" (3.63m x 2.69m)

With double glazed window to rear aspect,

BEDROOM THREE 11'5" x 8'10" (3.48m x 2.69m)

With double glazed window to rear aspect, storage cupboard,

BATHROOM 9'2" x 5'6" (2.79m x 1.68m)

With opaque window to side aspect,

GARDEN 100'0" (30.48m)

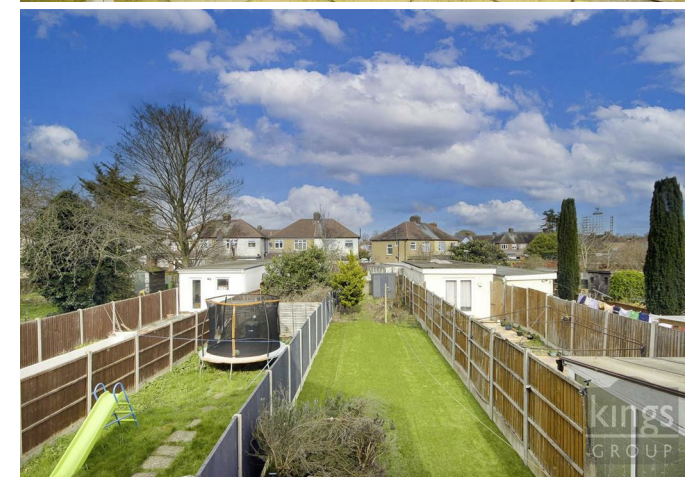
Extends approximately 100ft,



Ground Floor **First Floor**

Durants Road, EN3

Approximate Gross Internal Floor Area : 107.60 sq m / 1158.19 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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