



**233 Scotland Green Road North, Enfield Highway
Offers In Excess Of £375,000 Freehold**



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

020 8805 5959
www.kings-group.net

- Two Double Bedrooms
- South Facing Rear Garden
- Ideal First Time Purchase or Buy To Let opportunity
- Gas Central Heating
- Close To Shops & Amenities
- First Floor Family Bathroom
- Great Proximity to Tottenham Hale & London Liverpool Street Via Ponders End Station
- Potential rental income of £19,000-£20,000Pa

KINGS GROUP welcome this charming Victorian terraced house located in the sought-after Ponders End area of Enfield, boasting a delightful blend of period features and modern amenities. Within a Residents benefit from excellent transport links, including bus routes and Ponders End Train Station, providing swift access to central London and beyond. Nearby amenities include shops, supermarkets, schools, parks, and recreational facilities, ensuring convenience for daily living.

The ground floor of this property offers spacious and versatile living spaces, ideal for both relaxation and entertaining. A generously sized lounge welcomes you with its inviting atmosphere, complemented by ample natural light. Adjacent is a separate dining room.

The fitted kitchen is efficiently designed. Additionally, the property boasts front and rear gardens, providing outdoor spaces for leisure activities.

Ascending to the first floor, you'll find two double bedrooms. The bedrooms providing ample space for furniture and personal belongings, ensuring a relaxing retreat.

Completing the first floor is a large four-piece bathroom suite, offering a luxurious sanctuary for unwinding after a long day. Featuring contemporary fixtures and fittings, including a bathtub and separate shower enclosure, this bathroom exudes style and functionality.

With its desirable location and array of features, this property presents an ideal opportunity for buy-to-let investors, with a potential rental income ranging from £19,000 to £20,000 per annum. Alternatively, it serves as an excellent first-time buy, offering a comfortable and convenient living space for homeowners.

Freehold
Council Band C
EPC Rating D

FRONT DOOR TO:

PORCH

RECEPTION ROOM 22'2 x 12'10 (6.76m x 3.91m)

With double glazed bay window to front and window to rear aspect, coved ceiling, stairs leading to first floor landing with under stairs storage cupboard, radiators, TV aerial point, power points, stripped wooden flooring.

KITCHEN 12'2 x 7'10 (3.71m x 2.39m)

With double glazed window to rear aspect, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric oven and gas hob with hood extractor, sink and drainer unit, integrated fridge freezer, plumbing for washing machine and dishwasher, power points, tiled flooring, door to side leading to rear garden.

FIRST FLOOR LANDING

With coved ceiling, power points, loft access, carpeted.

BEDROOM ONE 12'7 x 10'11 (3.84m x 3.33m)

With double glazed window to front aspect, fitted wardrobes, single radiator, power points, carpeted.

BEDROOM TWO 10'10 x 7'4 (3.30m x 2.24m)

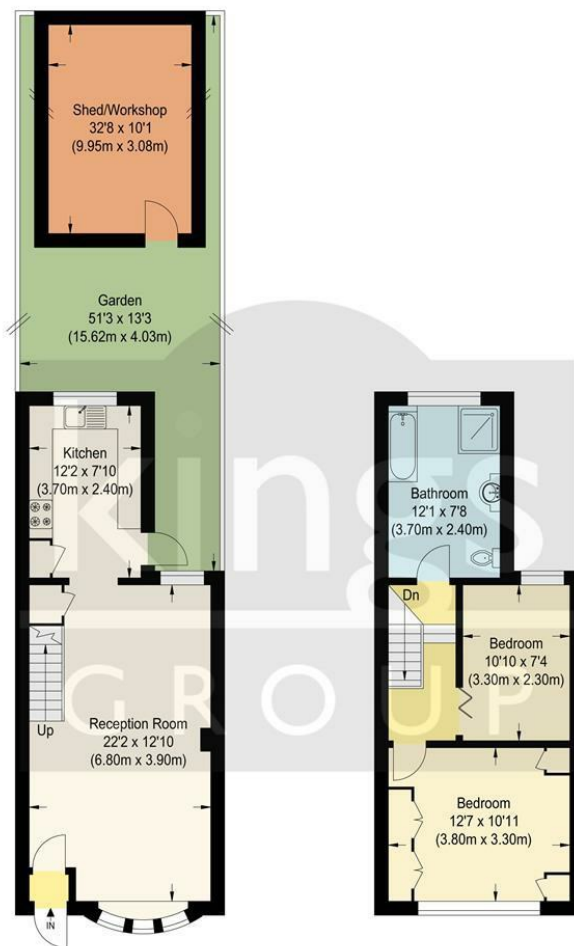
With double glazed window to rear aspect, single radiator, power points, laminated wood style flooring.

BATHROOM 12'1 x 7'8 (3.68m x 2.34m)

With double glazed opaque window to rear aspect, tiled walls, heated towel rail, extractor fan, panel enclosed bath with mixer tap, shower cubicle, wash basin with mixer tap and vanity unit under, low level W.C, tiled flooring.

GARDEN 51'3 x 13'3 (15.62m x 4.04m)

Mainly paved and laid to lawn with plant and shrub borders, water tap, wooden shed.



Ground Floor

First Floor

Scotland Green Road

Approximate Gross Internal Floor Area : 72.10 sq m / 776.07 sq ft
(Excluding Outbuilding)

Outbuilding Area : 30.60 sq m / 329.37 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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