



**12 Rigby Place, Enfield Highway
Offers In Excess Of £500,000 Freehold**



12 Rigby Place, Enfield Highway

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

020 8805 5959
www.kings-group.net

- KINGS GROUP ENFIELD HIGHWAY PRESENT
- THIS 4-BEDROOM TOWNHOUSE WITH TRADITIONAL PITCHED ROOF
- 2 BATHROOMS
- GAS CENTRAL HEATING
- ARRANGED OVER 3 FLOORS
- SITUATED WITHIN A PRIVATE ESTATE
- CLOSE TO THE LOCAL GYM, TESCO, PARK, NURSERY AND OTHER AMENITIES
- CLOSE PROXIMITY TO CANAL AND FIELDS
- ENFIELD LOCK STATION NEARBY SERVING TOTTENHAM AND LIVERPOOL STREET
- PRE-ARRANGED VIEWINGS AVAILABLE NOW

everyday life. With Enfield Lock station in close proximity, commuting to Tottenham Hale and Liverpool Street is a breeze. Not to mention, the easy access to the M25 makes weekend getaways a simple and stress-free affair.

Freehold
Council Band E
EPC Rating C
Annual private estate/rent charge £300

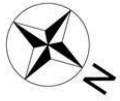
KINGS GROUP ENFIELD HIGHWAY

Nestled in the charming Rigby Place, Enfield, this delightful 4-bedroom townhouse is a true gem waiting to be discovered. Boasting a traditional pitched roof and spread across 3 storeys, this property offers ample space for comfortable living.

With 2 bathrooms, mornings here are a breeze for the whole family. The convenience of common parking nearby ensures that coming home is always stress-free. Additionally, the proximity to parks and fields provides endless opportunities for outdoor adventures with the little ones.

Situated in a private estate, this home offers a serene environment with the added convenience of a local gym, Tesco, pharmacy, and more just a short stroll away. The separate Garage within a gated area provides both security and extra storage space for your belongings.

For those who enjoy a scenic stroll, the nearby canals offer a peaceful retreat from the hustle and bustle of



Rigby Place, EN3

Approximate Gross Internal Floor Area : 109.40 sq m / 1177.57 sq ft
(Excluding Garage)
Garage Area : 11.50 sq m / 123.78 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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