



Hertford Road, Enfield, EN3 5JN Offers In The Region Of £479,000 Freehold

KINGS GROUP Are delighted to offer this FOUR BEDROOM Victorian Terraced House to the Market. Offered with NO ONWARD CHAIN and is situated within close proximity to all local SHOPS & AMENITIES Including Brimsdown & Turkey Street Station which offers great access into both TOTTENHAM HALE AND LONDON LIVERPOOL STREET. Also Benefiting from Four Bedrooms, Extended Fitted Kitchen, First Floor Bathroom, Ground Floor Cloakroom, Front & Rear Gardens. In our opinion this would make an ideal Investment Opportunity with further potential STP.

Hertford Road, Enfield, EN3 5JN

FRONT DOOR TO:

ENTRANCE HALLWAY:

With doors to:

THROUGH-LOUNGE 25'1 x 11'3 (7.65m x 3.43m)

With double glazed window to front, double radiator, Tv point, telephone point, laminated wood style floor

KITCHEN 9'7 x 8'9 (2.92m x 2.67m)

With double glazed window to side, range of wall and base units, work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, hob, tiled floor.

UTILITY

With double glazed window to rear gardens, power, tiled floor.

GROUND FLOOR CLOAKROOM

With double glazed frosted window to rear, low level wc, wash hand basin, heated towel rail, tiled floor

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE 14'4 x 13'10 (4.37m x 4.22m)

With double glazed window to front, telephone point, stripped floorboard

BEDROOM TWO 11'1 x 9'1 (3.38m x 2.77m)

With double glazed window to rear gardens, single radiator, carpet.

BEDROOM THREE 10'3 x 7'8 (3.12m x 2.34m)

With double glazed window to rear gardens, telephone point, laminated wood style floor

BATH/SHOWER ROOM/WC

With double glazed frosted window to rear, low level wc, pedestal wash hand basin bath,, shower, heated towel rail, tiled floor.

LOFT ROOM/BEDROOM FOUR 15'2 x 13'1 (4.62m x 3.99m)

With double glazed window to front, power, laminated wood style floor

EXTERIOR:40'0(APPROX) REAR GASRDENS

With lawn, shrub, water connection, lighting,

FRONT GARDENS

EPC RATING D



Hertford Road

Approximate Gross Internal Floor Area : 104.90 sq m / 1129.13 sq ft
(Excluding Shed)

Shed Area : 3.70 sq m / 39.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.