



**13 Rydal Way, Enfield Highway
Offers In The Region Of £425,000 Freehold**



13 Rydal Way, Enfield Highway

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

020 8805 5959
www.kings-group.net

- VIEWING DAY (SATURDAY 14TH SEPTEMBER) strictly via appointment only
- Three Bedroom 1930s House
- Situated within the Ponders End Location
- Off Street Parking
- Through Lounge
- First Floor Bathroom
- Garage Via Rear Service Road
- Close Proximity to all local Shops & Amenities

VIEWING DAY (SATURDAY 14TH SEPTEMBER) strictly via appointment only. KINGS GROUP is proud to present this THREE BEDROOM 1930s house, located in the desirable Ponders End area. Offered CHAIN FREE, this property is ideal for those seeking a family home or a prime investment opportunity. Situated in a prime location, this property is in close proximity to Ponders End, Southbury, and Brimsdown stations, providing excellent transport links into the city and London. Additionally, the easy access to schools, public transport, and major roadways such as Mollison Avenue, A10, and M25, makes this home ideal for families and commuters alike.

The house, in need of modernisation, features a spacious through lounge, a fitted kitchen, a first-floor bathroom, two double bedrooms, one single bedroom, and a garage accessible via a rear service road.

This property would not be suitable for a buy to let mortgage and we are seeking residential buyers, cash buyers and bridge finance



Ground Floor

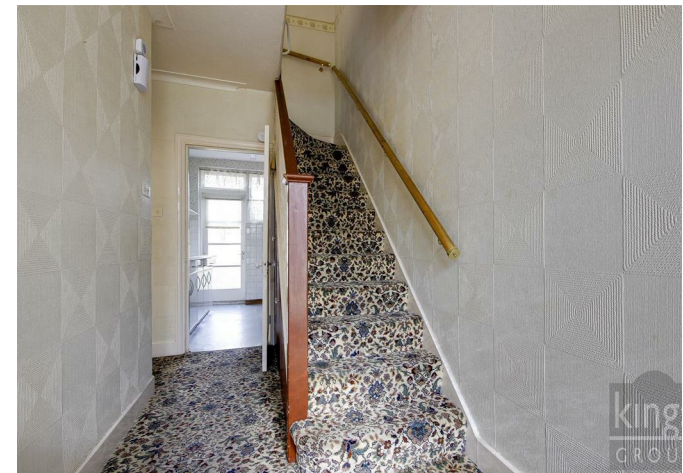
First Floor

Rydal Way, EN3

Approximate Gross Internal Floor Area : 99.10 sq m / 1066.70 sq ft
(Excluding Outbuilding)

Outbuilding Area : 31.90 sq m / 343.36 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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