



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

Northfield Road, Enfield, EN3 4BS
Asking Price £425,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Three spacious bedrooms offering excellent living accommodation
- Front and rear gardens providing outdoor space and further potential
- Situated close to local shops and amenities on Ponders End High Street
- Potential rental income of £22,000–£24,000 per annum, making it attractive for investors

****VIEWING DAY Saturday 29th November**** (Strictly via appointment only) **KINGS GROUP** offer to the market a Charming Three Bedroom Victorian Home in the Heart of Ponders End – Ideal for First-Time Buyers, Families, or Investors. This well-located three bedroom Victorian terraced house, situated on Northfield Road, in the increasingly popular Ponders End area.

This attractive property offers three spacious bedrooms, a first-floor family bathroom, a convenient ground floor cloakroom, and both front and rear gardens. The home also benefits from excellent potential for further extension, including a rear extension and loft/dormer conversion (subject to local planning consent), providing scope to add value over time.

Perfect as a first-time purchase or comfortable family home, the property is also a strong buy-to-let opportunity, with an estimated rental income of £22,000–£24,000 per annum.

The location offers superb convenience, with a selection of local shops, supermarkets, cafés, and amenities all within a short walk. Ponders End benefits from excellent transport links, including Ponders End Train Station, located within close proximity of the property, providing direct routes into Tottenham Hale (Victoria Line) and London Liverpool Street, making it ideal for commuters.

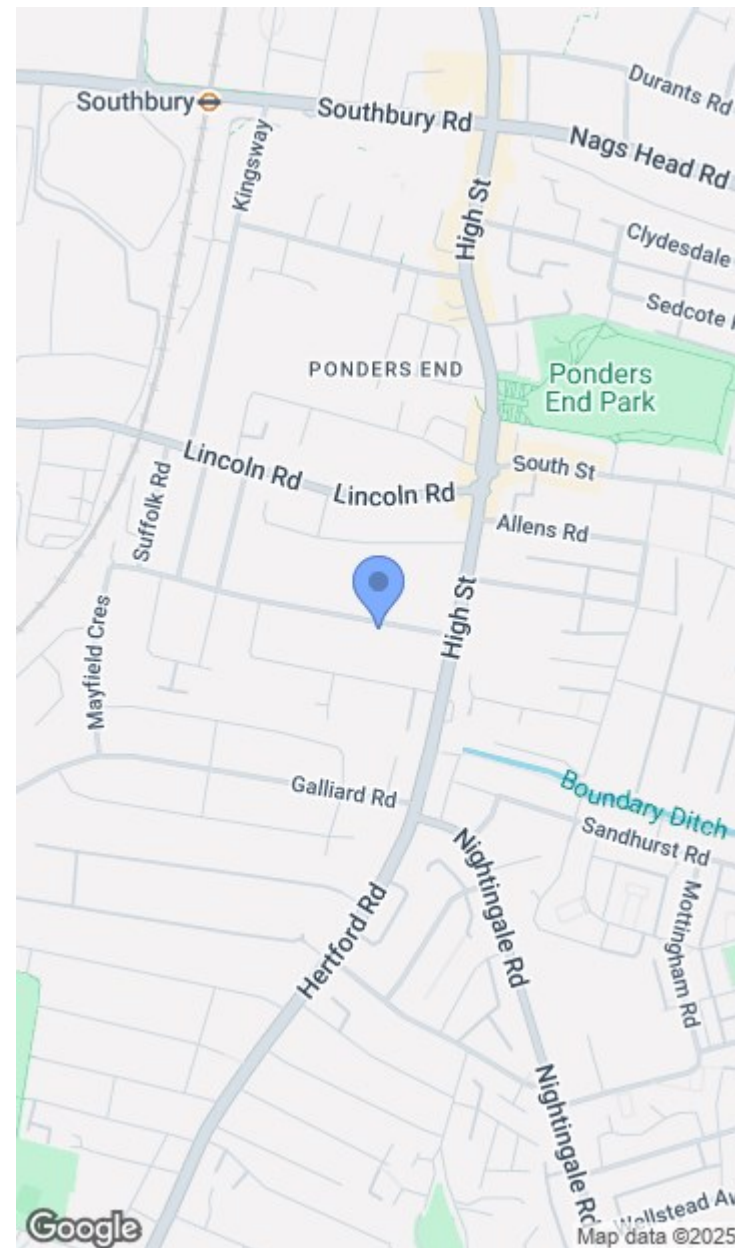
Standard Construction
Freehold
Council Tax Band D

EPC Rating C

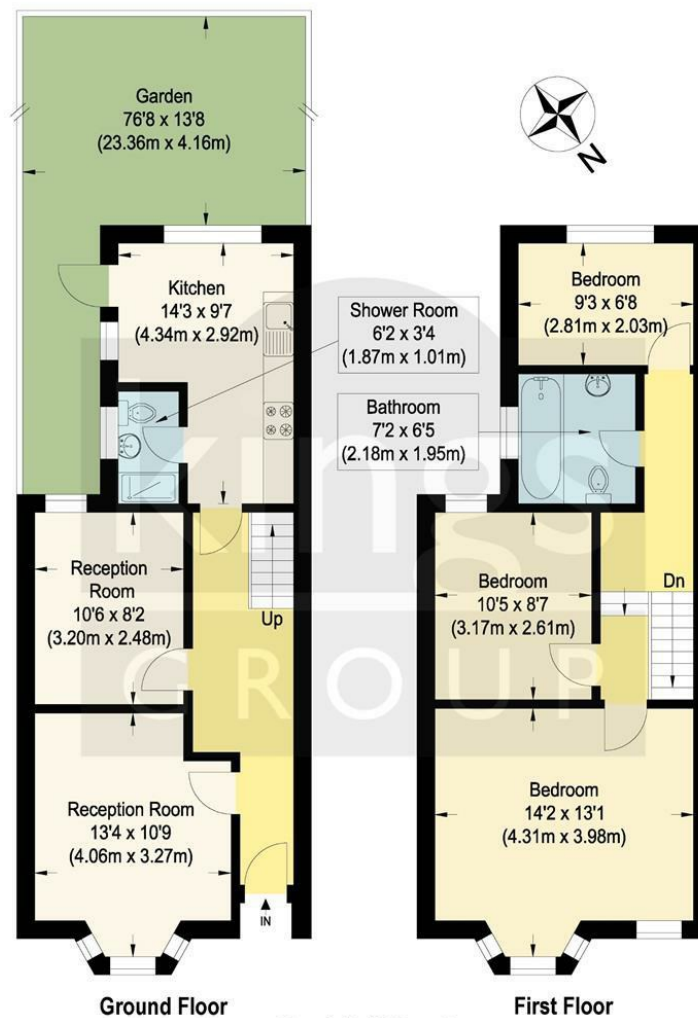
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

- Three-bedroom Victorian terraced home located in the popular Ponders End area
- First-floor family bathroom plus ground-floor cloakroom
- Scope for rear extension and loft/dormer development (subject to planning consent)
- Only a short distance to Ponders End & Southbury stations, offering direct links into London
- Ideal first-time purchase or family home







Approximate Gross Internal Floor Area : 85.80 sq m / 923.54 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

