



Nags Head Road, EN3 7AE
Enfield





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****DOUBLE PLOT**** KINGS GROUP offer on the charming Nags Head Road in Enfield, this impressive four-bedroom end-of-terrace Victorian property offers a unique blend of historical character and modern potential. With its spacious layout and substantial size, this home is perfect for families seeking a comfortable living space in a sought-after location.

The property is conveniently situated near Southbury and Ponders End stations, providing excellent transport links to central London, including destinations such as Tottenham Hale, Seven Sisters, and the city's airports. This accessibility makes it an ideal choice for commuters and those who enjoy the vibrancy of city life while residing in a quieter suburban setting.

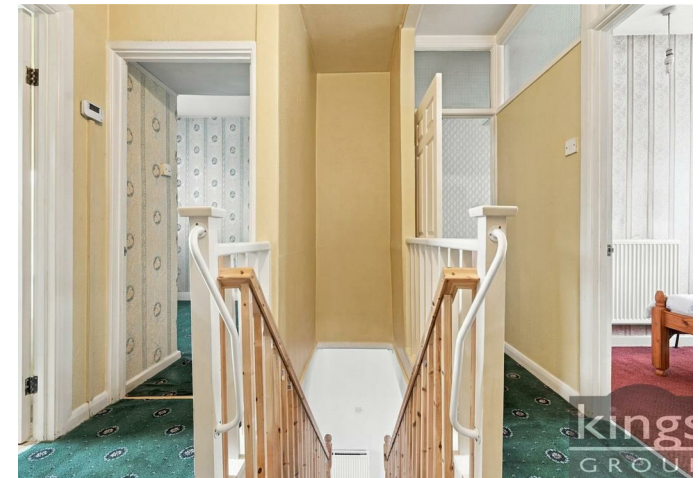
The house boasts a driveway, adding to the convenience of off-street parking. With a council tax band D and a brand new Energy Performance Certificate (EPC) valid for ten years, this property is not only appealing but also offers peace of mind regarding energy efficiency.

One of the standout features of this home is its enormous potential for extensions, subject to planning permission. This flexibility allows you to tailor the property to your specific needs, whether you envision expanding your living space or enhancing its value for future investment. The estimated rental income of approximately £2,500 to £2,600 per month presents an attractive opportunity for potential landlords or end-users alike.

BUYERS INFORMATION

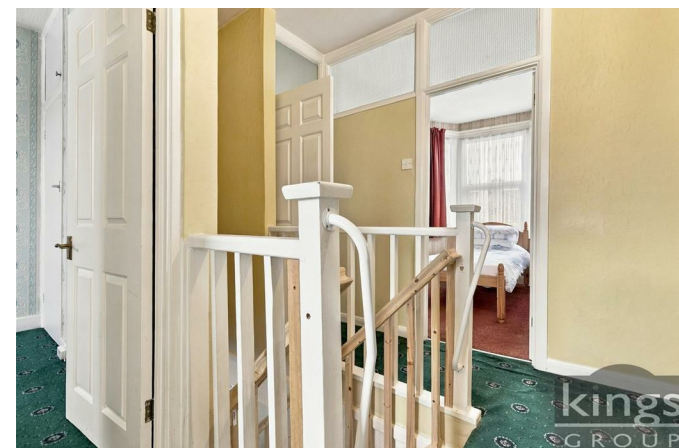
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

Offers In The Region Of £600,000



- Impressive four-bedroom end-of-terrace Victorian property offered by Kings Group (Chain-free);
- Spacious layout and substantial size ideal for families seeking comfortable living;
- Convenient commuter access to central London, Tottenham Hale, and Seven Sisters;
- Council tax band D and a brand new ten-year Energy Performance Certificate;
- Flexible design options to expand living space or enhance future investment value; and

- Charming Nags Head Road location in the sought-after area of Enfield;
- Excellent transport links via nearby Southbury and Ponders End stations;
- Private driveway providing highly desirable off-street parking convenience;
- Enormous potential for extensions subject to obtaining standard planning permission;
- Estimated rental income of approximately £2,500 to £2,600 per month



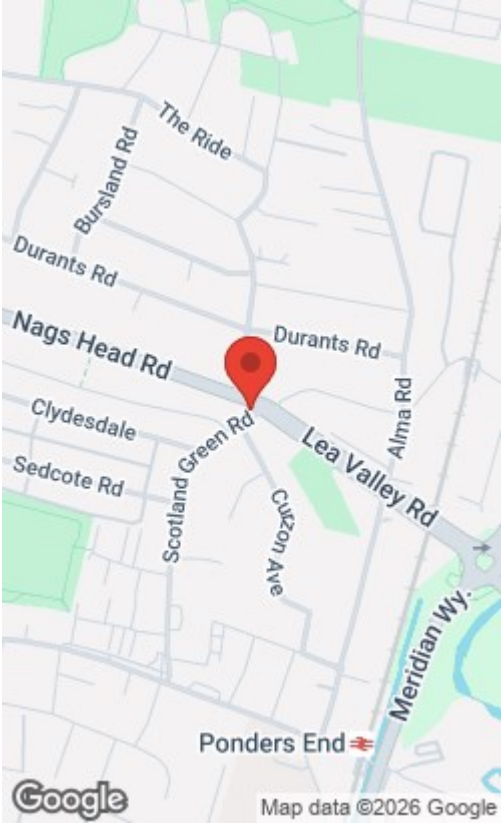
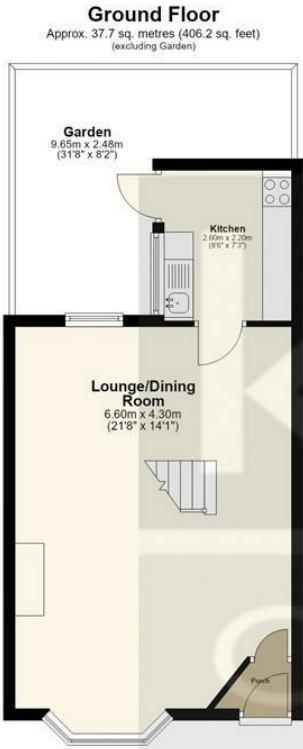
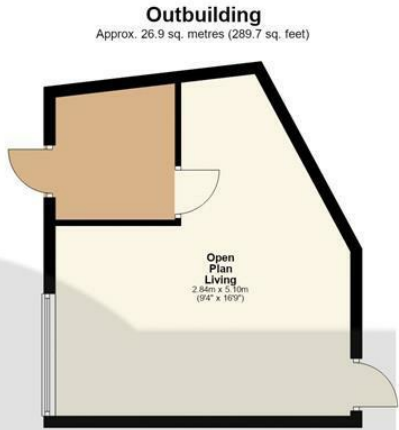
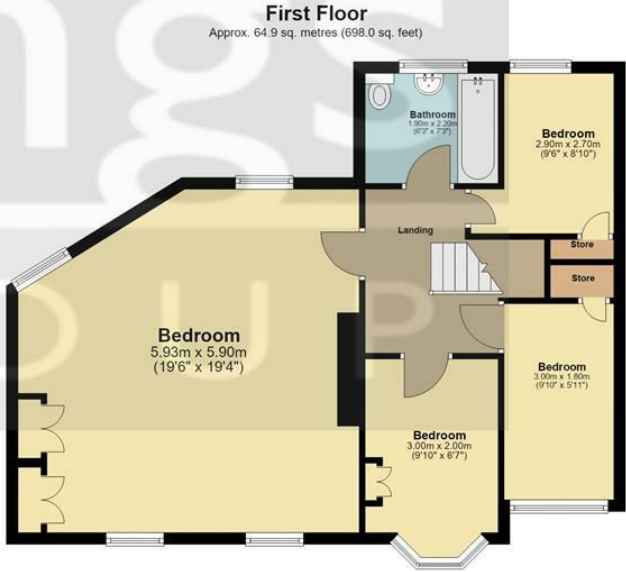




kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 129.5 sq. metres (1393.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Nags Head Road

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. Note: These details are correct at time of going to press.

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