



## Somerset Road, Enfield, EN3 6HU Offers In Excess Of £400,000 Freehold

**\*\*CASH BUYERS ONLY\*\*** KINGS GROUP are delighted to offer this three-bedroom end-of-terrace house, presenting an excellent opportunity for buyers looking to create their ideal family home or investment property.

Requiring modernisation throughout, the property offers fantastic scope for improvement and value enhancement. The accommodation currently comprises three bedrooms, generous living space, and a well-proportioned layout that lends itself to a variety of refurbishment options.

Externally, the property benefits from off-street parking to the front and a private rear garden, providing excellent outdoor space for families and entertaining. There is also significant potential to extend and reconfigure the property, subject to obtaining the necessary planning permissions and building consents.

Conveniently located within easy reach of Enfield's wide range of shops, schools, transport links, and local amenities, the property is ideally positioned for both owner-occupiers and investors alike.

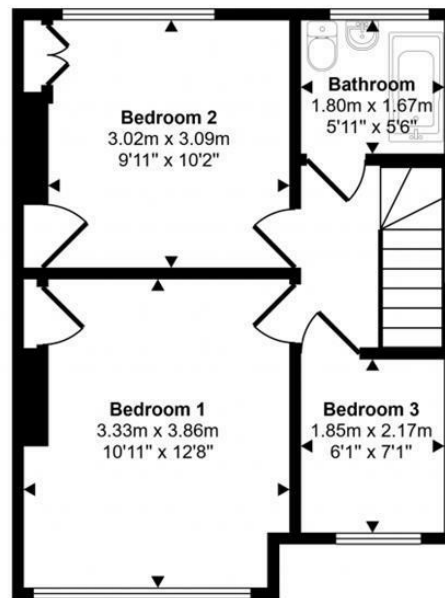
Offered to the market with vacant possession, this is a rare opportunity to acquire a property with substantial potential in a sought-after residential location.

**Somerset Road, Enfield, EN3 6HU**

Approx Gross Internal Area  
83 sq m / 892 sq ft



Ground Floor  
Approx 47 sq m / 503 sq ft



First Floor  
Approx 36 sq m / 389 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

