



Southfield Road, EN3 4BU
Enfield





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Offered to the market on a chain-free basis, Kings Group are delighted to present this substantial three-bedroom terraced family home, perfectly positioned in the highly sought-after Ponders End area, within easy reach of local shops, schools, amenities and superb transport connections.

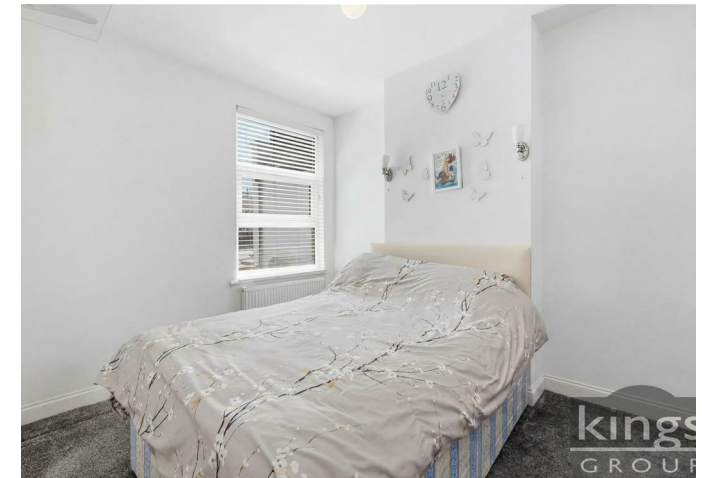
Boasting over 1,000 sq. ft. of bright and versatile living accommodation, this attractive home offers a layout perfectly suited to both families and investors alike. The ground floor features a welcoming entrance hall, a large through lounge/dining room measuring over 24ft, creating a fantastic space for both everyday living and entertaining, along with a fitted kitchen to the rear and a ground floor family bathroom. Upstairs, the property offers three well-proportioned bedrooms, providing ample space for growing families, home working or long-term investment.

One of the standout features of this home is the exceptionally long rear garden, which offers a fantastic outdoor space for relaxing, entertaining and family use, while also providing excellent potential for extension or further development, subject to the usual planning permissions. This is a property that not only offers immediate living space, but also exciting scope to add further value in the future.

The location is another major selling point. Situated in a popular and well-connected part of Ponders End, the property is within easy reach of a variety of local amenities, green spaces and highly regarded schools. For commuters, both Southbury Station and Ponders End Station are close by, offering direct access into Tottenham Hale and London Liverpool Street, making this an ideal choice for buyers needing convenient links into Central London.

Whether you are searching for a spacious family home with room to grow or a strong investment opportunity in a well-established residential location.

Asking Price £465,000



- Offered Chain Free
- Over 1,000 sq. ft. of Well-Proportioned Accommodation
- Fitted Kitchen with Access to the Rear Garden
- Exceptionally Long Rear Garden with Further Potential
- Ideal Family Home or Buy-to-Let Investment Opportunity

- Spacious Three-Bedroom Terraced Family Home
- Impressive 24ft Through Lounge/Dining Room
- Ground Floor Family Bathroom
- Potential to Extend / Develop Subject to Planning Permission
- Sought-After Ponders End Location Close to Southbury & Ponders End Stations





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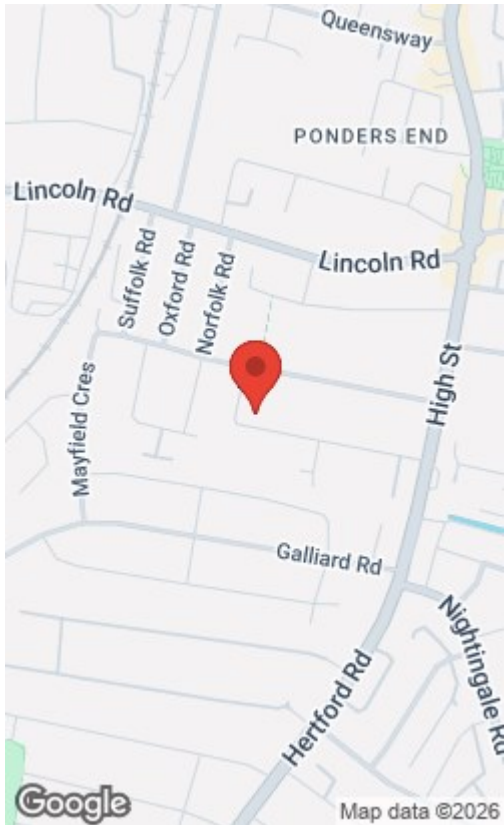
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GROUP



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

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

Ground Floor
Approx. 54.0 sq. metres (580.9 sq. feet)
(excluding Garden)



Total area: approx. 95.4 sq. metres (1026.7 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.

Southfield Rd

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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