



Durants Road, EN3 7DQ
Enfield





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KINGS GROUP offer a truly rare and exciting opportunity to acquire this substantial detached character home, ideally positioned in the popular Ponders End area of Enfield. Occupying what is effectively two generous plots, this impressive property is full of warmth, charm and period character, while offering an exceptional amount of space and outstanding future potential.

From the moment you arrive, the property makes an impression. The attractive period façade, generous frontage and substantial detached position immediately set it apart.

Internally, the accommodation is arranged over three floors and provides a highly flexible layout, with multiple bedrooms, generous reception spaces, kitchen/diner, dining room, living room, bathrooms and en-suite facilities, together with a lean-to and additional outbuilding/shed.

The house retains the warmth and proportions of a substantial period home while offering enormous scope for a new owner to reconfigure, modernise or further develop the property to suit their individual requirements.

Arranged over three floors and extending to approximately 2,830 sq ft (263 sq m), the property provides substantial and highly versatile accommodation, including multiple bedrooms, generous reception rooms, a kitchen/diner, bathrooms and en-suite facilities. The scale and flexibility of the existing house make it an impressive family home in its own right, with enormous scope for a new owner to modernise, reconfigure or enhance the accommodation to suit their requirements.

What truly sets this property apart is the extensive land to the side and rear. The substantial



Offers In The Region Of £650,000



- IMPRESSIVE DETACHED CHARACTER RESIDENCE
- RARE OPPORTUNITY OCCUPYING AN EXCEPTIONAL DOUBLE PLOT
- EXCITING DEVELOPMENT POTENTIAL, SUBJECT TO PLANNING
- EXPANSIVE AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS
- IDEAL FOR HOMEOWNERS, INVESTORS AND DEVELOPERS ALIKE
- SUBSTANTIAL ACCOMMODATION APPROACHING 2,830 SQ FT
- EXTENSIVE LAND TO THE SIDE AND REAR
- POTENTIAL FOR HMO, CARE HOME OR ALTERNATIVE USE, SUBJECT TO CONSENTS
- A HOME FILLED WITH WARMTH, CHARM AND PERIOD CHARACTER
- A TRULY UNIQUE PONDER'S END OPPORTUNITY – EARLY VIEWING ESSENTIAL



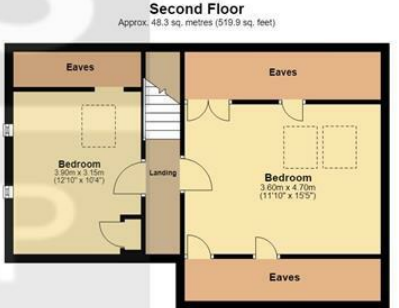
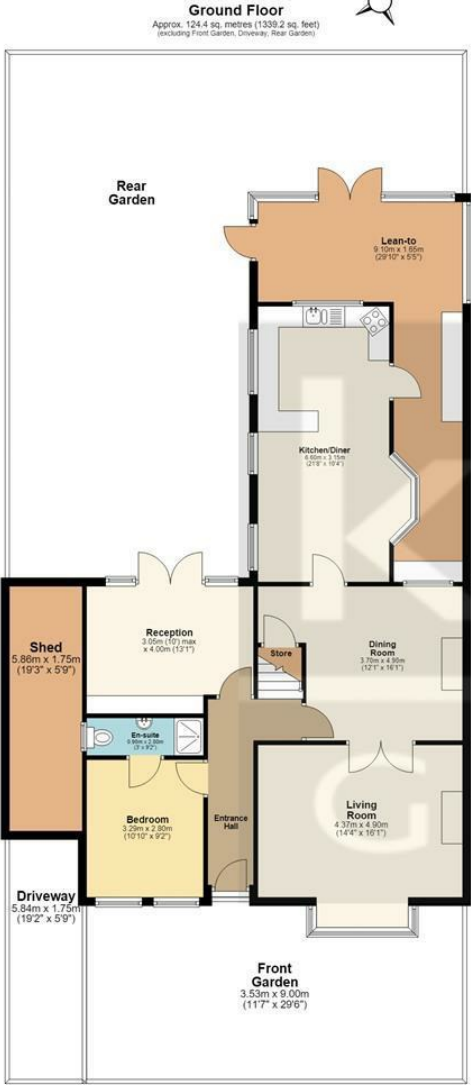
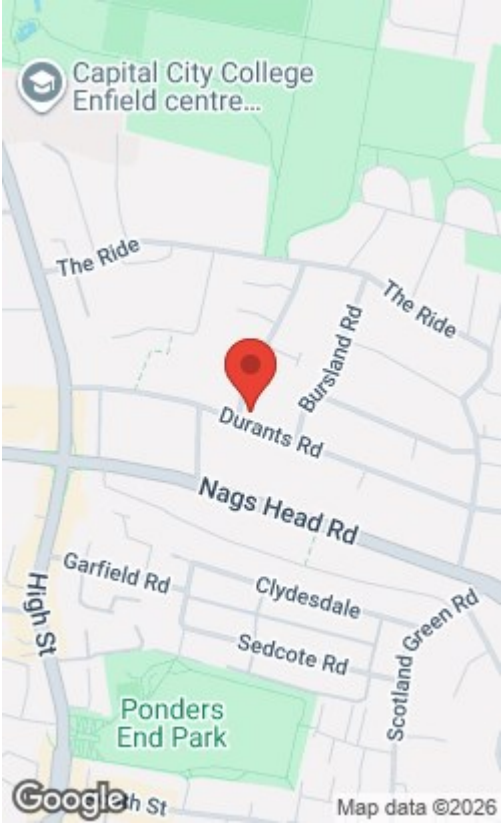


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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. 263.0 sq. metres (2830.9 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 PlanIt360

Durants 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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