



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Durants Road, Enfield, EN3 7AX
Offers In Excess Of £450,000

- Not suitable for buy-to-let mortgages due to unfinished single-storey ground-floor roof
- Potential for further development opportunity subject to planning
- Ground floor bathroom plus first floor bathroom for added convenience
- Large rear garden offering excellent outdoor space and potential
- Well located for Southbury and Ponders End Stations with direct links to Tottenham Hale and London Liverpool Street

****VIEWING DAY Saturday 6th December**** (Strictly via appointment only) **KINGS GROUP** are delighted to present this **THREE BEDROOM END OF TERRACE HOUSE**, a rare addition to the market offering fantastic potential and generous living space throughout and offered **CHAIN FREE**. Please note: the property is not suitable for a traditional buy-to-let mortgage due to the unfinished single-storey ground-floor roof, albeit we believe a bridging finance shall be suitable, get in touch to discuss this with our mortgage advisor.

This well-proportioned home would make an ideal family property, benefiting from a spacious living room, a good-sized kitchen/diner, a ground floor bathroom, and an additional first-floor bathroom providing convenience and flexibility for modern family living.

Externally, the home boasts off-street parking and a large rear garden, offering superb outdoor space perfect for entertaining, gardening, or future scope (STPP).

Situated in an excellent location, the property enjoys close proximity to local shops, schools, and amenities. Both Southbury and Ponders End Train Stations are within easy reach, providing direct routes into Tottenham Hale (Victoria Line interchange) and London Liverpool Street, making it a great choice for commuters.

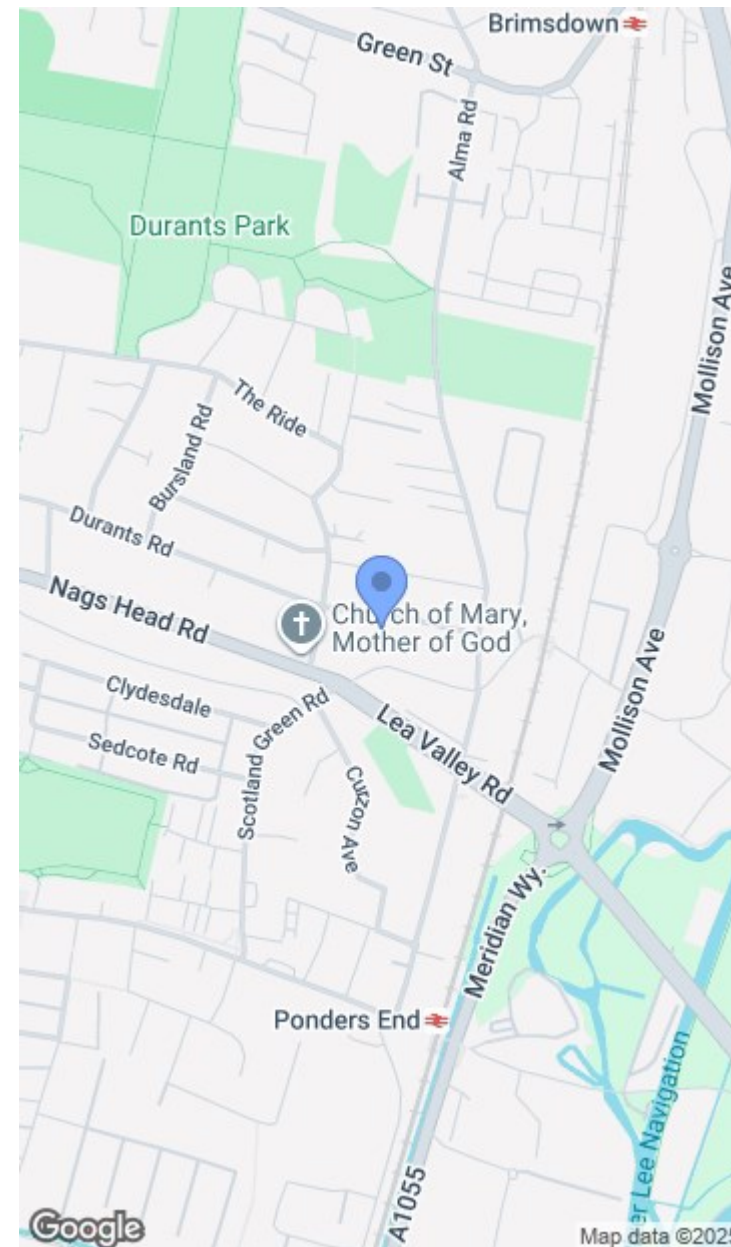
Freehold
Low Flood Risk
Standard Construction

EPC Rating TBA
Council Tax Band D

BUYERS INFORMATION

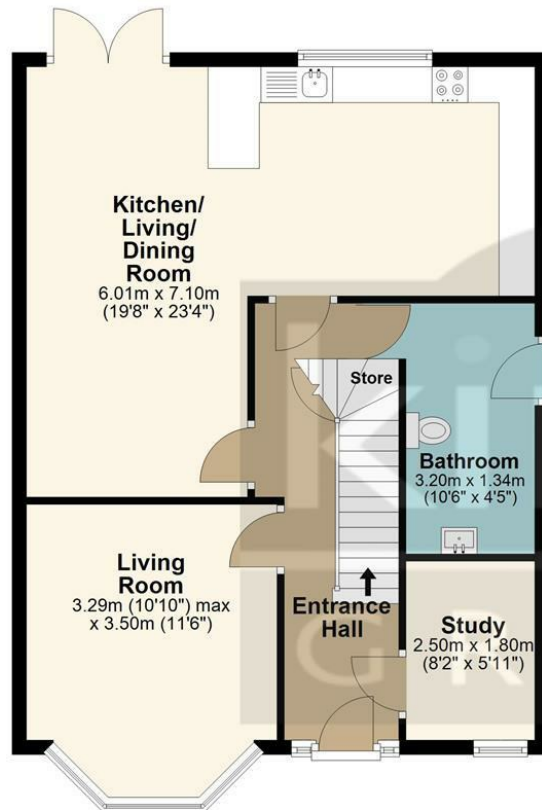
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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.

- Ideal family home with spacious and versatile layout
- Large extended kitchen/diner
- Off-street parking via private driveway
- Close proximity to local shops, schools, and amenities
- Three Bedroom End of Terraced House

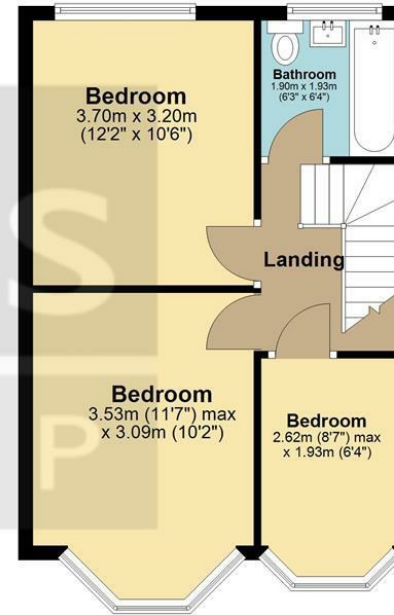




Ground Floor



First Floor



Total area: approx. 104.0 sq. metres (1119.6 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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Durants Road



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