



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

Cowland Avenue, Enfield, EN3 7DX
Offers In The Region Of £520,000

- Beautifully Presented Three-Bedroom Family Home
- Spacious Bay-Fronted Living Room
- Well-Appointed Kitchen with Direct Access to the Rear Garden
- Detached Garage / Outbuilding Offering Excellent Storage or Workspace Potential
- Ideally Located Close to Local Shops, Schools and Everyday Amenities

Kings Group are delighted to offer this exceptionally well-presented three-bedroom family home, perfectly positioned in a popular residential location with excellent access to local shops, schools, amenities and transport links. Offering an impressive 1,109 sq. ft. of bright and versatile accommodation, this is a fantastic opportunity for families, first-time buyers and upsizers alike.

This attractive home is presented in great condition throughout and offers everything needed for modern day living. The ground floor comprises a welcoming entrance hall, a spacious bay-fronted living room, a separate dining room ideal for entertaining, a fitted kitchen overlooking the rear garden, and the added convenience of a ground floor WC. Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom.

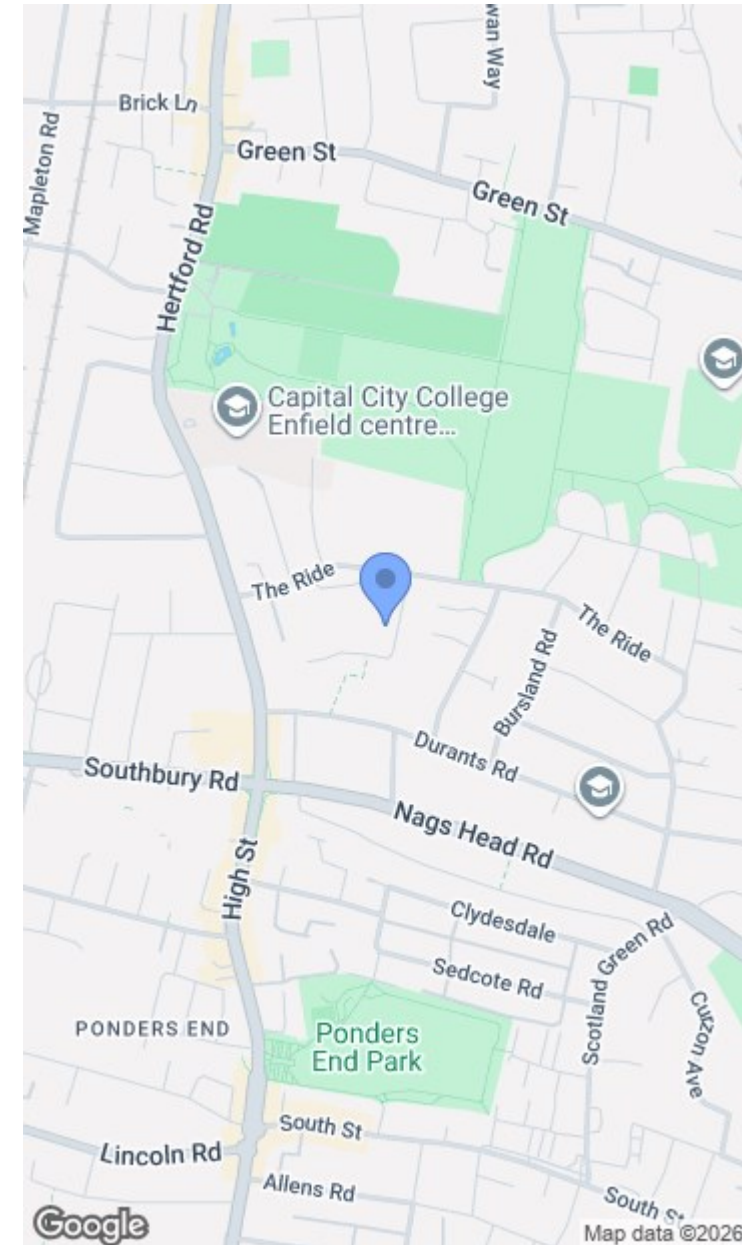
One of the standout features of this home is the excellent outside space on offer. The property benefits from front and rear gardens, a shared drive, and a substantial detached garage/outbuilding, ideal for secure parking, storage, a workshop, home gym or even further potential subject to the usual permissions.

Location is another major selling point. The property is within easy reach of a wide range of local shops, supermarkets, schools and everyday amenities, while both Ponders End Station and Southbury Station are nearby, providing convenient links into Liverpool Street, Seven Sisters and Central London. This makes the property ideal for commuters as well as growing families looking for convenience and

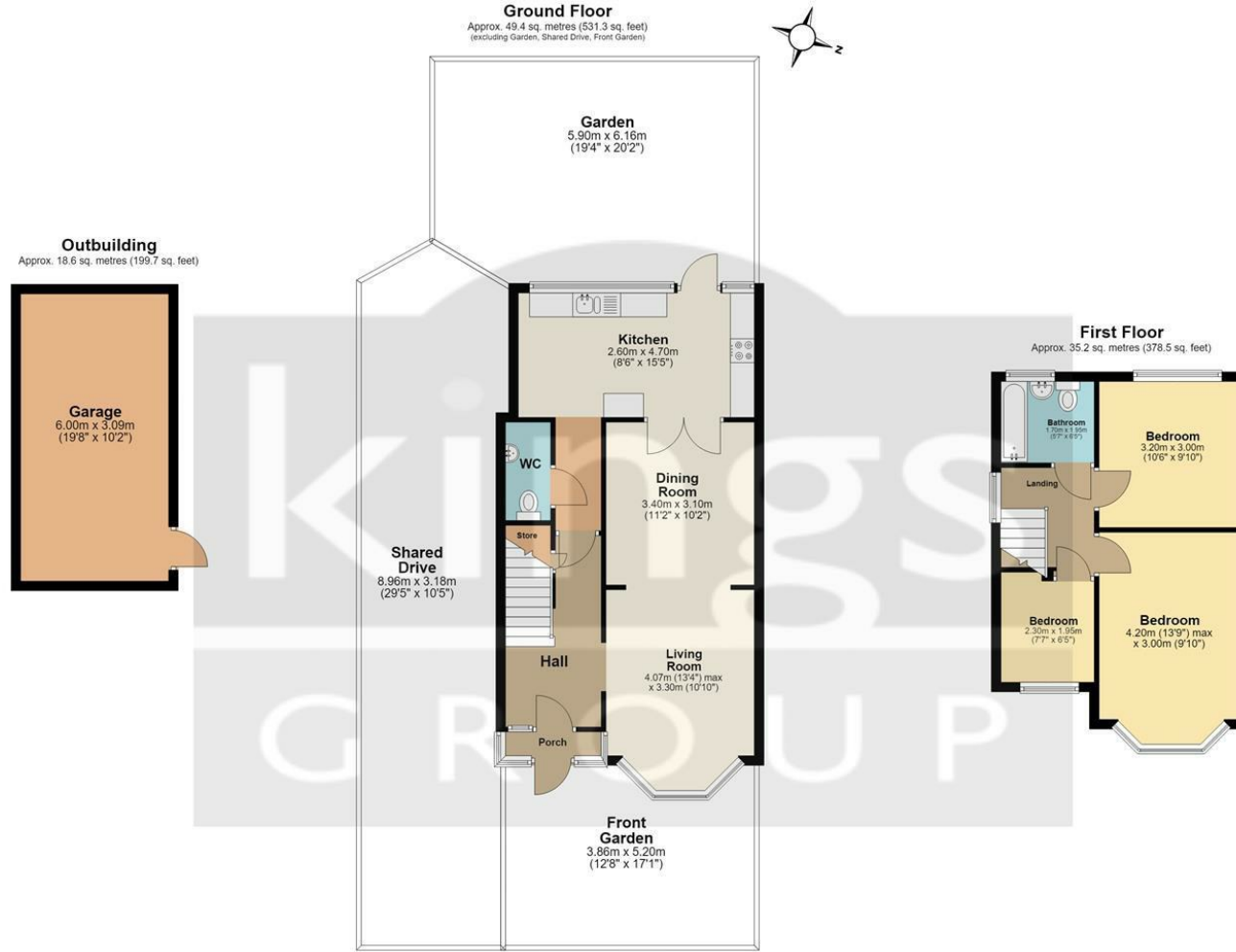
connectivity.

Combining space, condition, location and a garage, this superb home ticks all the boxes and must be viewed to be fully appreciated.

- Impressive 1,109 sq. ft. of Bright and Spacious Accommodation
- Separate Dining Room Ideal for Family Living and Entertaining
- Ground Floor WC for Added Convenience
- Front and Rear Gardens with Shared Driveway Access
- Within Easy Reach of Ponders End and Southbury Stations







Total area: approx. 103.1 sq. metres (1109.5 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.

© @modephotoak | www.modephoto.co.uk
Plan produced using PlanUp.

Cowland Ave

