



Shaw Road, EN3 5NE
Enfield





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Guide Price £400,000 - £410,000

KINGS GROUP offer approximately 620 sq. ft. of this well-arranged living accommodation, this attractive property is perfectly suited for first-time buyers, growing families, and buy-to-let investors alike. The home has been exceptionally well cared for by the current owners and is presented in excellent condition throughout, allowing any prospective purchaser to move straight in and enjoy immediately.

The ground floor comprises a bright and spacious front living room measuring over 13ft in length, providing an ideal setting for both relaxing and entertaining. To the rear, the property benefits from a modern open-plan kitchen/dining room extending almost 16ft, creating a practical and sociable family space with direct access onto the substantial rear garden.

Upstairs, the property offers three bedrooms, including two well-proportioned double bedrooms alongside a further single bedroom which could also serve perfectly as a nursery, dressing room, or home office. A modern family bathroom completes the first-floor accommodation.

Externally, the property boasts a large rear garden extending approximately 67ft, offering excellent outdoor space for families, entertaining, or future landscaping potential. The generous plot may also provide scope for further extension or improvement, subject to the necessary planning consents.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to

Offers In Excess Of £400,000



- Approximately 620 sq ft of well-arranged living accommodation;
- Perfect for first-time buyers, growing families, and buy-to-let investors alike;
- Modern open-plan kitchen/dining room extending almost 16ft to the rear;
- Three bedrooms upstairs including two well-proportioned doubles and a single;
- Conveniently situated near reputable schools, parks, and local amenities; and
- Complete onward chain ensures a more secure and efficient purchase process;
- Bright and spacious front living room measuring over 13ft in length;
- Access to the substantial rear garden creating a practical family space;
- Large 67ft rear garden offering generous plot size with extension potential STPP;
- Potential rental income of circa £2100 - £2200 PCM





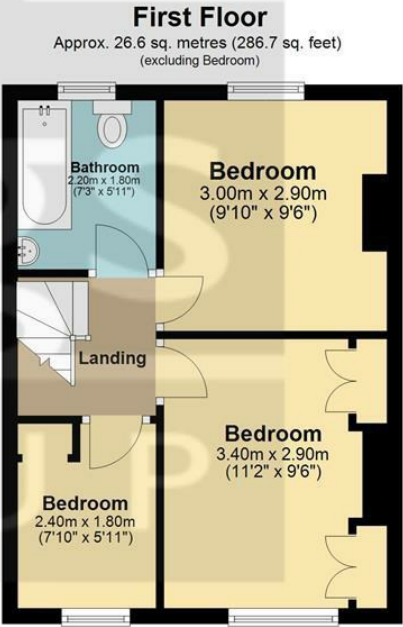
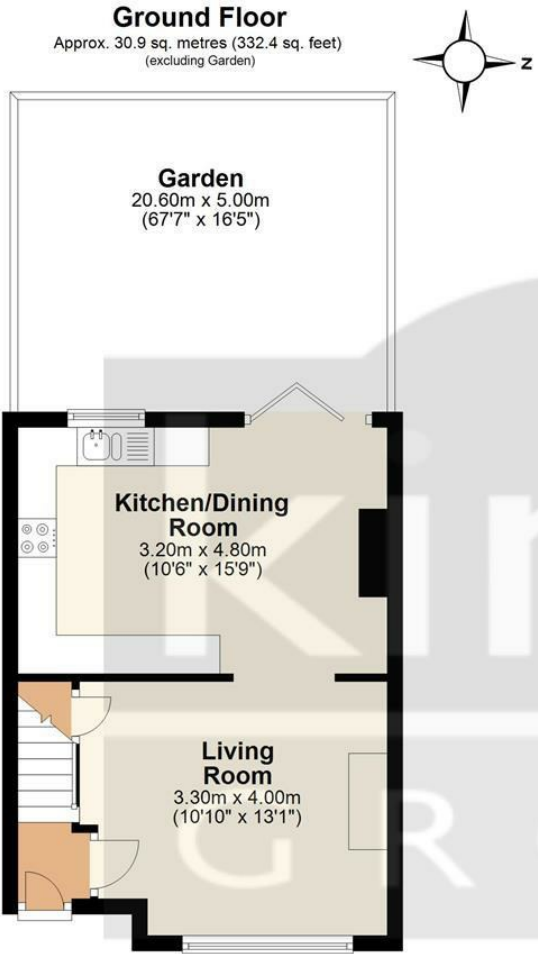
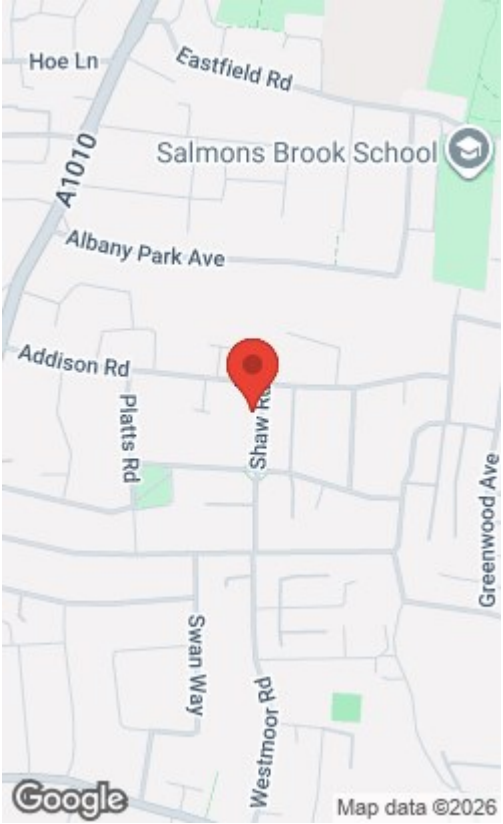
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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. 57.5 sq. metres (619.1 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.

Shaw 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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