



Durants Park Avenue, EN3 7ED
Enfield





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****Viewing day Saturday 5th September** Via Appointment only****

KINGS GROUP are delighted to offer this CHAIN-FREE well-presented three-bedroom 1930s family home, ideally positioned in the popular Ponders End area of Enfield.

Offering approximately 999 sq. ft. of accommodation, the property combines generous room proportions with a practical layout, making it an excellent choice for families, first-time buyers or professionals looking for a comfortable home in a well-connected location.

The ground floor features a bright and welcoming reception room, providing an ideal space for relaxing or entertaining, together with a fitted kitchen and access to the rear of the property. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

The property is presented in good order throughout, giving buyers the opportunity to move in and enjoy the home while still having scope to personalise it over time.

Externally, the property benefits from a driveway providing valuable off-street parking, a real advantage in this popular residential area.

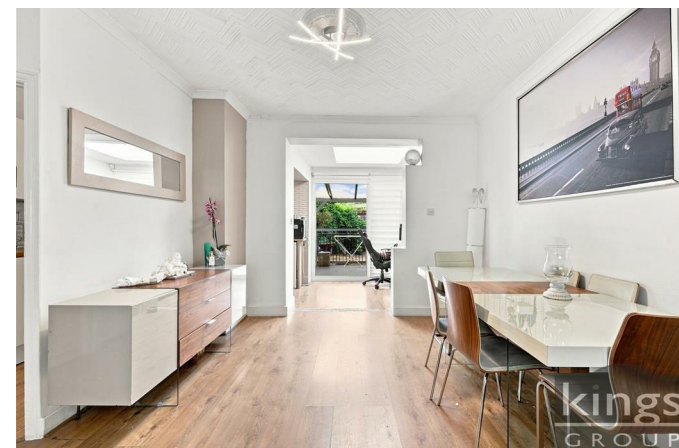
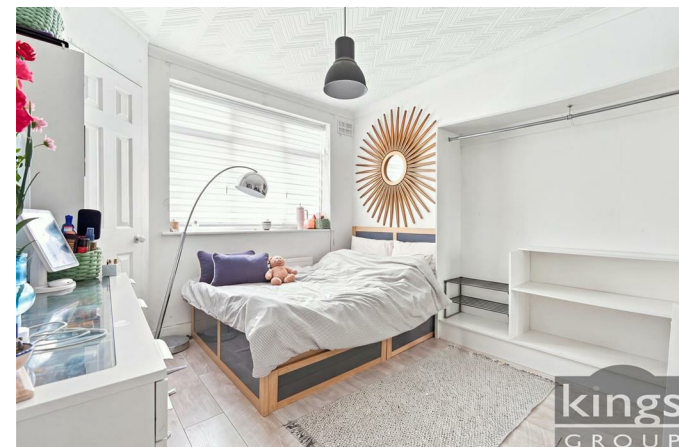
The location is a major selling point. Ponders End offers a wide range of local shops, supermarkets and everyday amenities, while Enfield Highway and the surrounding area provide further shopping and services.

Families are well catered for with a number of local schools within easy reach, while commuters benefit from convenient access to Ponders End, Southbury and Enfield Town

Offers In The Region Of £459,995



- **Desirable Location:** Situated on Durants Park Avenue in the sought-after Ponders End, Enfield area;
- **Features** three well-proportioned bedrooms, a modern bathroom, and a welcoming ground floor reception room;
- **Maintained** to an excellent standard, allowing buyers to move straight in without needing immediate renovations;
- **Off Street Parking;**
- **Located** within easy reach of Ponders End shopping centre; and
- **Property Style:** Charming 1930s house offering a blend of classic character and contemporary living;
- **Provides** 999 square feet of comfortable living space ideal for families and professionals;
- **No Onward Chain:** Offered chain-free;
- **EPC rating** of Band C & Council Tax Band D;
- **Positioned** near Ponders End, Southbury, and Enfield Town stations for quick access to central London





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