



[www.kings-group.net](http://www.kings-group.net)

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

Curzon Avenue, Enfield, EN3 4UD  
Offers In The Region Of £435,000

- Well-presented three-bedroom house situated in the popular Ponders End location
- Extended kitchen offering ample space for cooking and dining
- First-floor family bathroom plus en suite in the loft conversion
- Close to local shops, schools, and amenities for everyday convenience
- Fantastic family home or investment opportunity

**\*\*GUIDE PRICE £435,000 -£450,000\*\* KINGS GROUP** are delighted to offer to the market this well-presented three-bedroom house, ideally situated in the popular Ponders End location. This charming home offers a spacious lounge, an extended kitchen, and a bright conservatory, creating generous living and dining areas ideal for family life and entertaining.

On the first floor, the property features a modern family bathroom, while the loft conversion provides an additional bedroom complete with its own en suite, offering a comfortable and private space for guests or family members.

Externally, the home benefits from both front and rear gardens, providing outdoor space for relaxation or family activities.

Conveniently located, the property is within close proximity to local shops, schools, and amenities, as well as Ponders End Train Station, which offers direct access to Tottenham Hale and London Liverpool Street, making it perfect for commuters.

This property would make a fantastic family home or an excellent investment opportunity, with a potential rental income of approximately £2,400 PCM.

#### 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.

- Spacious lounge providing a comfortable family living area
- Bright conservatory ideal for additional living or dining space
- Front and rear gardens providing outdoor space for relaxation and entertaining
- Excellent transport links via Ponders End Train Station with direct access to Tottenham Hale and London Liverpool Street
- Potential rental income of approximately £2,400 PCM





