



www.kings-group.net

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Sedcote Road, Enfield, EN3 4RQ
Offers In The Region Of £440,000

- Chain-free three-bedroom family home in a highly sought-after Ponders End location.
- Bright and spacious separate living room and dining room ideal for modern family living.
- Large detached outbuilding/store with excellent potential for a home office, gym, workshop, or additional storage.
- Scope for future extension or enhancement, subject to the necessary planning permissions.
- Offering approximately 909 sq. ft. of spacious internal living accommodation.

KINGS GROUP are delighted to present this spacious and well-maintained three-bedroom family home, ideally located on the highly sought-after Sedcote Road in the heart of Ponders End, Enfield. Offering approximately 909 sq. ft. of internal living accommodation and being offered chain-free, this property presents an excellent opportunity for first-time buyers, growing families, and investors alike.

The ground floor features a bright and generously sized living room to the front aspect, alongside a separate dining room which creates the perfect space for entertaining guests or family dining. To the rear, the fitted kitchen overlooks the substantial rear garden, providing a pleasant outlook and direct access outdoors. The garden itself extends approximately 65ft and benefits from a large detached outbuilding/store measuring over 16ft in length, offering excellent versatility for storage, a workshop, home office, or gym space.

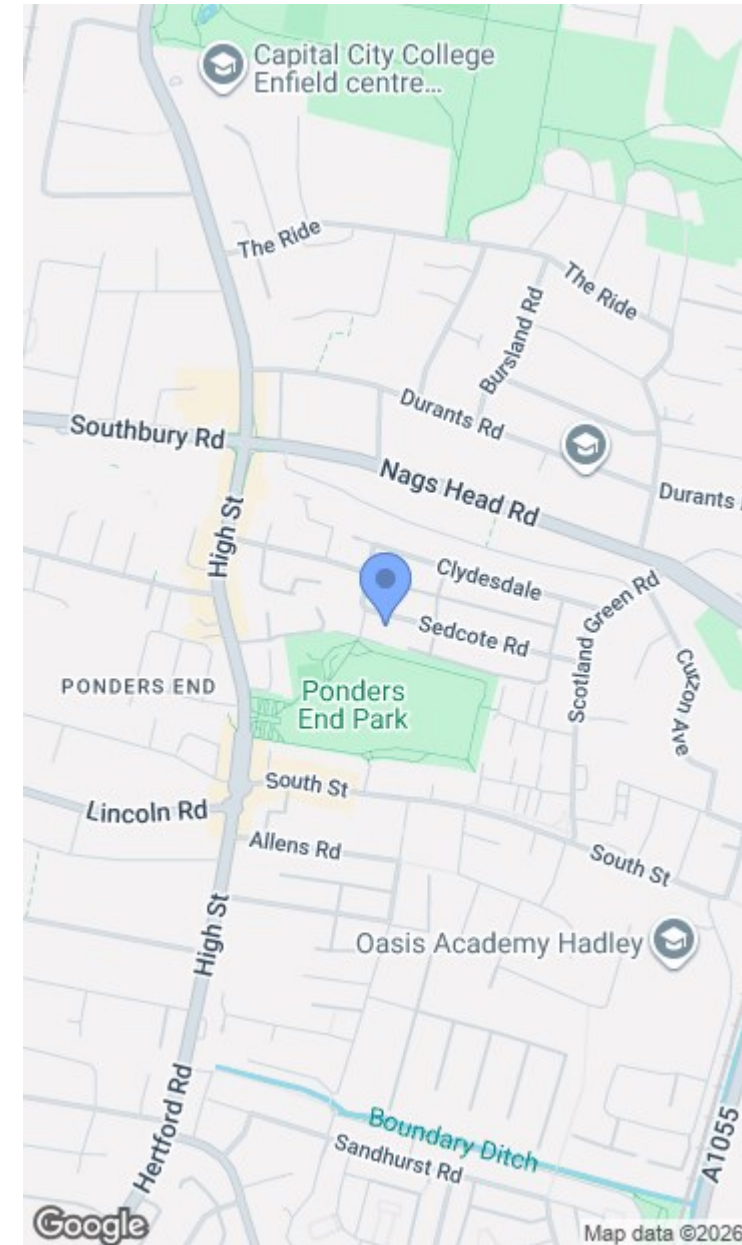
The first floor comprises three bedrooms, including two well-proportioned double bedrooms and a further single bedroom, all serviced by a modern family bathroom. The layout offers excellent functionality for family living while also providing scope for future enhancement or reconfiguration, subject to the necessary permissions.

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.

- Originally built in the year circa 1930-1940s with freehold tenure
- Generous rear garden extending approximately 65ft, perfect for entertaining and outdoor enjoyment.
- Excellent investment opportunity with strong rental potential of approximately £2,300 PCM.
- Ideally located within easy reach of Enfield Town, Ponders End, and Southbury stations with excellent transport links into Central London.
- Close to reputable local schools, parks, shopping facilities, and a wide range of local amenities.







Total area: approx. 84.5 sq. metres (909.7 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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Sedcote Road



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