



www.kings-group.net

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

Hammond Road, Enfield, EN1 3PD
Offers In The Region Of £400,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Situated in the ever popular EN1 Enfield postcode
- Potential for further development subject to usual consents
- Monthly rental value of £2,150 PCM (after refurbishments)
- Grant of probate (GOP) certificate received

KINGS GROUP offer on Hammond Road in the desirable area of Enfield, this charming mid-terrace house presenting a wonderful opportunity for families and investors alike. Spanning approximately 990 square feet, this property boasts three well-proportioned bedrooms and two bathrooms, making it ideal for comfortable living.

Constructed in the 1950s, the house retains a sense of character while providing ample space for modern needs. The generous garden is a standout feature, offering significant potential for outdoor enjoyment, gardening, or even future extensions, subject to planning permission. The property is situated in the sought-after EN1 postcode, ensuring convenient access to local amenities, schools, and transport links.

This home is being sold chain-free, allowing for a smoother transition for prospective buyers. Additionally, a grant of probate certificate has now been received, which will facilitate a potentially speedy and fast sales process. The property falls under council tax band C, making it an attractive option for those looking to manage their living expenses effectively.

With its combination of space, location, and potential, this mid-terrace house on Hammond Road is a rare find in the current market. Whether you are looking to settle down or invest, this property is well worth a viewing.

Freehold
Standard Construction

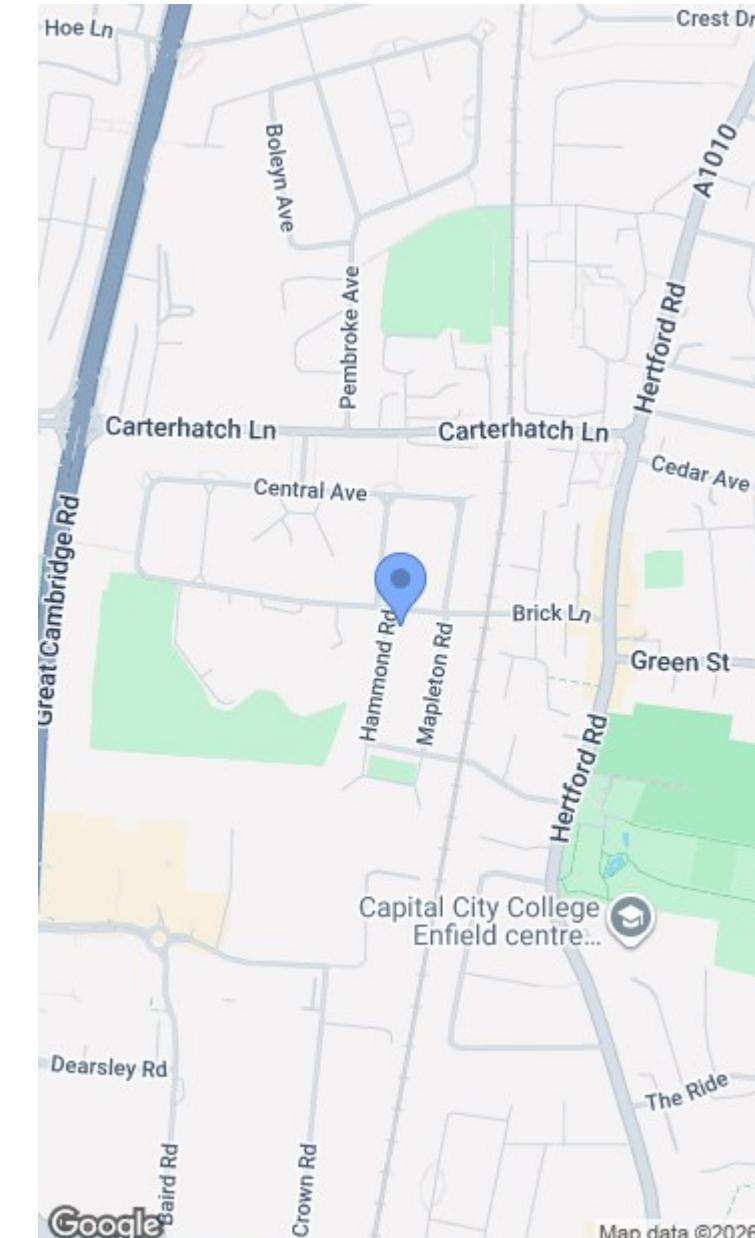
Low Flood Risk
Council Tax Rating C
EPC TBC

Coverage
Mobile (based on calls indoors)
O2 GOOD
EE GOOD
Three GOOD
Vodafone GOOD

Broadband (estimated speeds)
Standard 8 mbps
Superfast 44 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT YES
Sky YES
Virgin YES

- Three-bedroom two-bathroom freehold house in Enfield London
- Large front and rear gardens with huge possibilities
- Council Band C & EPC Band TBA
- Proximity to Southbury station serving Seven Sisters, and London City
- Offered to market chain-free (no related purchase)





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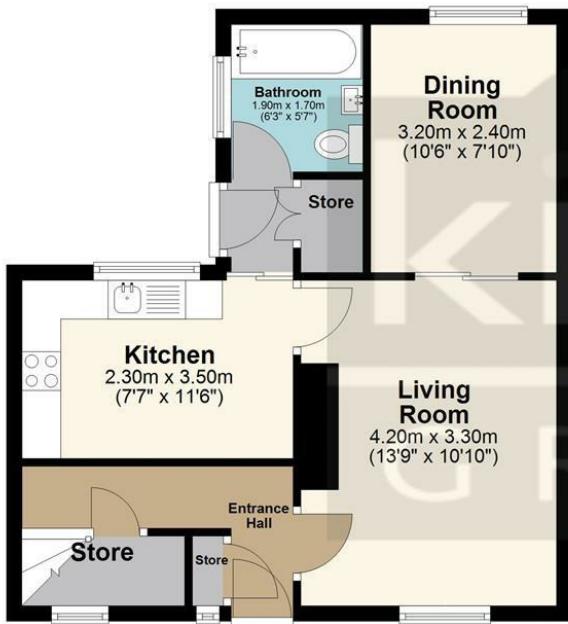


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Ground Floor



First Floor



Total area: approx. 74.3 sq. metres (799.5 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.

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Hammond Road



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