



Church Road, EN3 4NY
Enfield





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GROUP

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Kings Group are delighted to offer this charming 1930s family home, ideally situated on the ever-popular Church Road in Ponders End.

Offering spacious and versatile accommodation throughout, this attractive property presents an excellent opportunity for families looking to upsize or investors seeking a strong long-term asset.

The property benefits from three well-proportioned bedrooms, a first-floor family bathroom, and a spacious landing area with potential for a loft conversion, subject to the necessary planning permissions and building regulations. On the ground floor, a bright and airy through lounge provides an excellent living and entertaining space, while the extended kitchen overlooks and provides direct access to the substantial rear garden.

Externally, the property boasts a large rear garden, ideal for families and outdoor entertaining, together with a double garage accessed via a rear service road. To the front, there is a generous garden with potential to create off-street parking, subject to any necessary consents.

Ideally located close to a range of local shops, schools, and amenities, the property also benefits from excellent transport links. Both Ponders End and Southbury stations are within easy reach, providing convenient services into Tottenham Hale and London Liverpool Street, making this an ideal choice for commuters.

Combining character, generous living space, and significant scope for future enhancement, this is a fantastic opportunity to acquire a substantial family home in a highly convenient location.

Offers In Excess Of £485,000



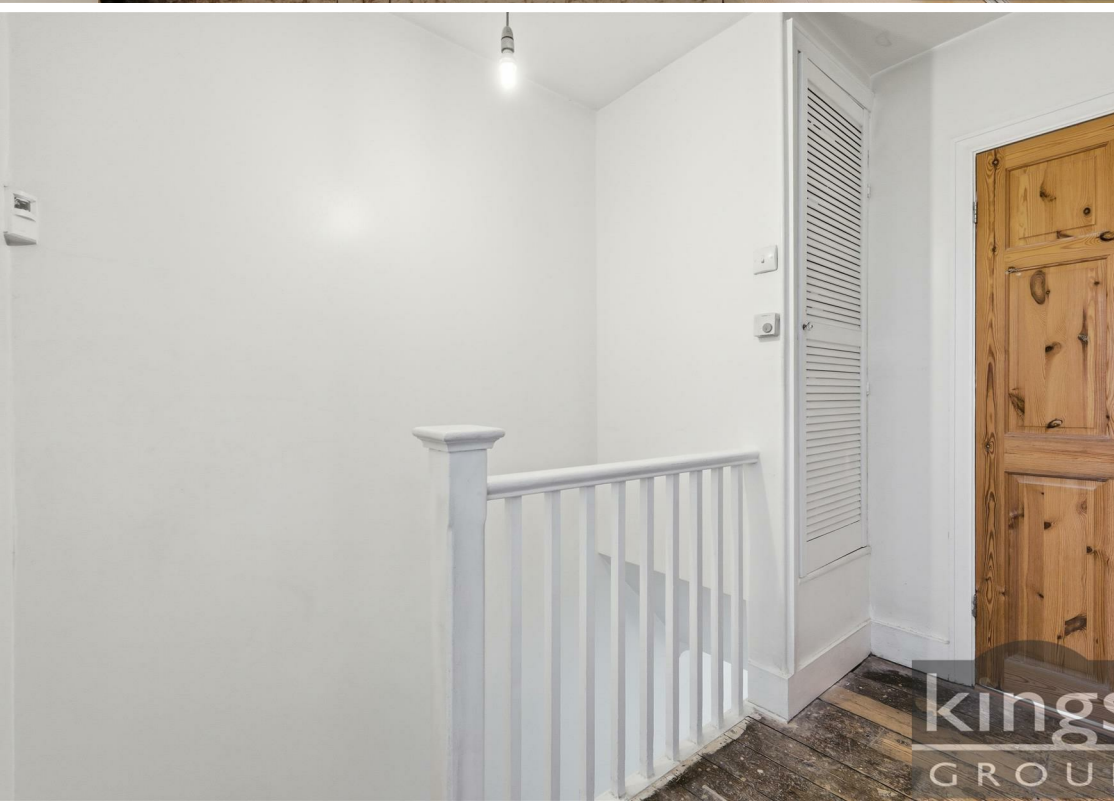
- Charming 1930s Three-Bedroom End-of-Terrace Family Home
- Extended Kitchen/Dining Area Overlooking the Rear Garden
- Potential for Loft Conversion (Subject to Planning Permission)
- Nearby to Ponders End and Southbury stations serving London city
- Conveniently Located Close to Schools, Shops, and Local Amenities

- Spacious Through Lounge with Abundant Natural Light
- Large Rear Garden with Double Garage Accessed via Service Road
- Generous Front Garden with Potential for Off-Street Parking
- Well-Presented Throughout with Excellent Scope for Further Improvement
- Ideal Family Home or Long-Term Investment Opportunity

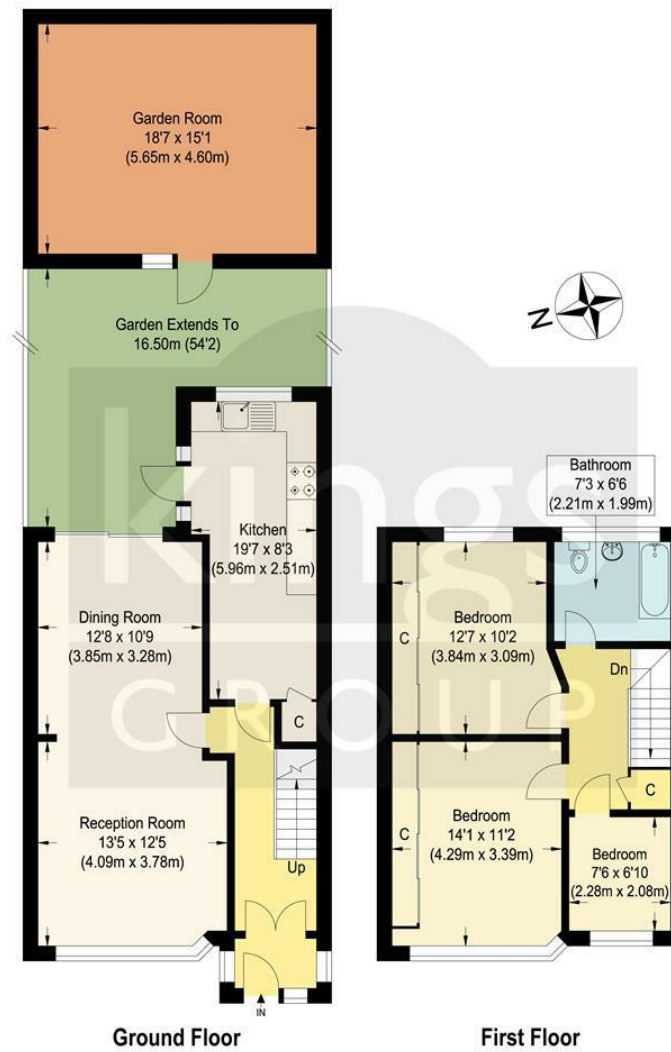








Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
85	71		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor First Floor

Church Road

Approximate Gross Internal Floor Area : 97.70 sq m / 1051.63 sq ft
(Excluding Garden Room)

Garden Room Area : 26.0 sq m / 279.86 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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