



**Mandeville Road, EN3 6SG**

£550,000

Freehold

**Castles**







## Mandeville Road, EN3 6SG

A well presented detached 3 / 4 bedroom older style family house located off the Hertford Road in Freezywater within approx 0.4m of Enfield Lock train station and 0.7m of Waltham Cross Town Centre and train station (both serving London Liverpool Street station). The property offers spacious and flexible living accommodation and would suit a family or an investment buyer. Viewing is highly recommended. Features include 3 good size bedrooms plus ground floor bedroom 4, 1st floor family bathroom, 2 separate reception rooms, ground floor shower room, double glazing, ground floor 4th bedroom or 3rd reception room, modern fitted kitchen, Gas central heating, and Landscaped rear garden.

EPC Rating: D  
Current: 58 Potential: 82

Council Tax Band: D

£550,000 Freehold

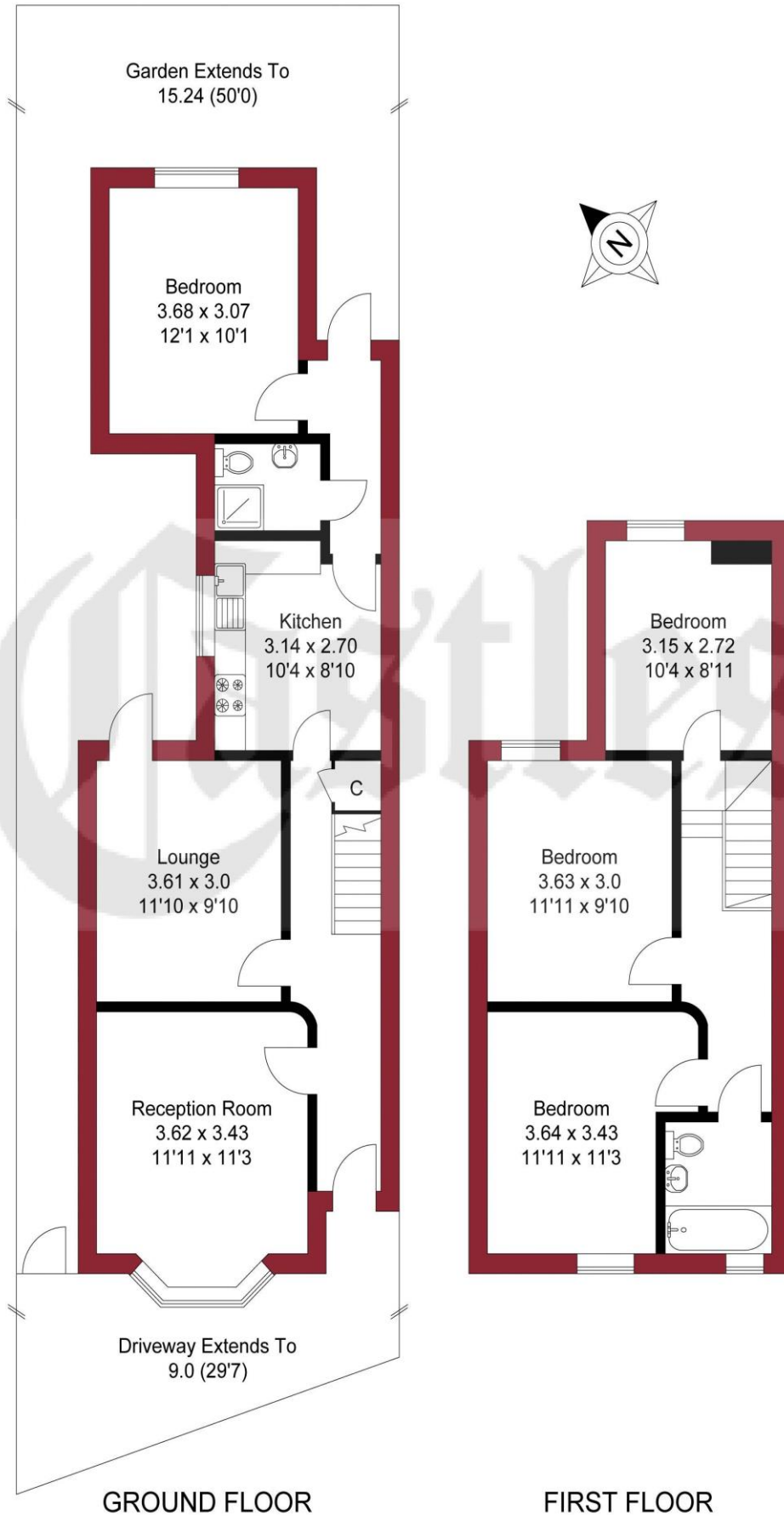
# Castles

020 8804 8000  
enfield@castles.london





APPROXIMATE GROSS INTERNAL AREA  
102.76 sqm / 1106.09 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 82   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 58   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



243-245 Hertford Road  
Enfield, EN3 5JJ  
0208 804 8000  
enfield@castles.london  
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

