



**Broadlands Avenue, EN3 5AF**

£465,000

Freehold

**Castles**



## Broadlands Avenue, EN3 5AF

An extended 3 bedroom semi-detached family house located in a desirable residential road off the Hertford Road close to Durants Park and within approximately 0.4m of Southbury train station (serving London Liverpool Street/Tottenham Hale) and Ponders End High Street. The property requires some cosmetic updating but offers fantastic potential. Viewing is highly recommended. Features include: shared driveway, 3 bedrooms, 1st floor bathroom, through lounge, extended kitchen, sun lounge, ground floor WC, rear garden, chain free sale.

EPC Rating: D  
Current: 60 Potential: 85

Council Tax Band: D

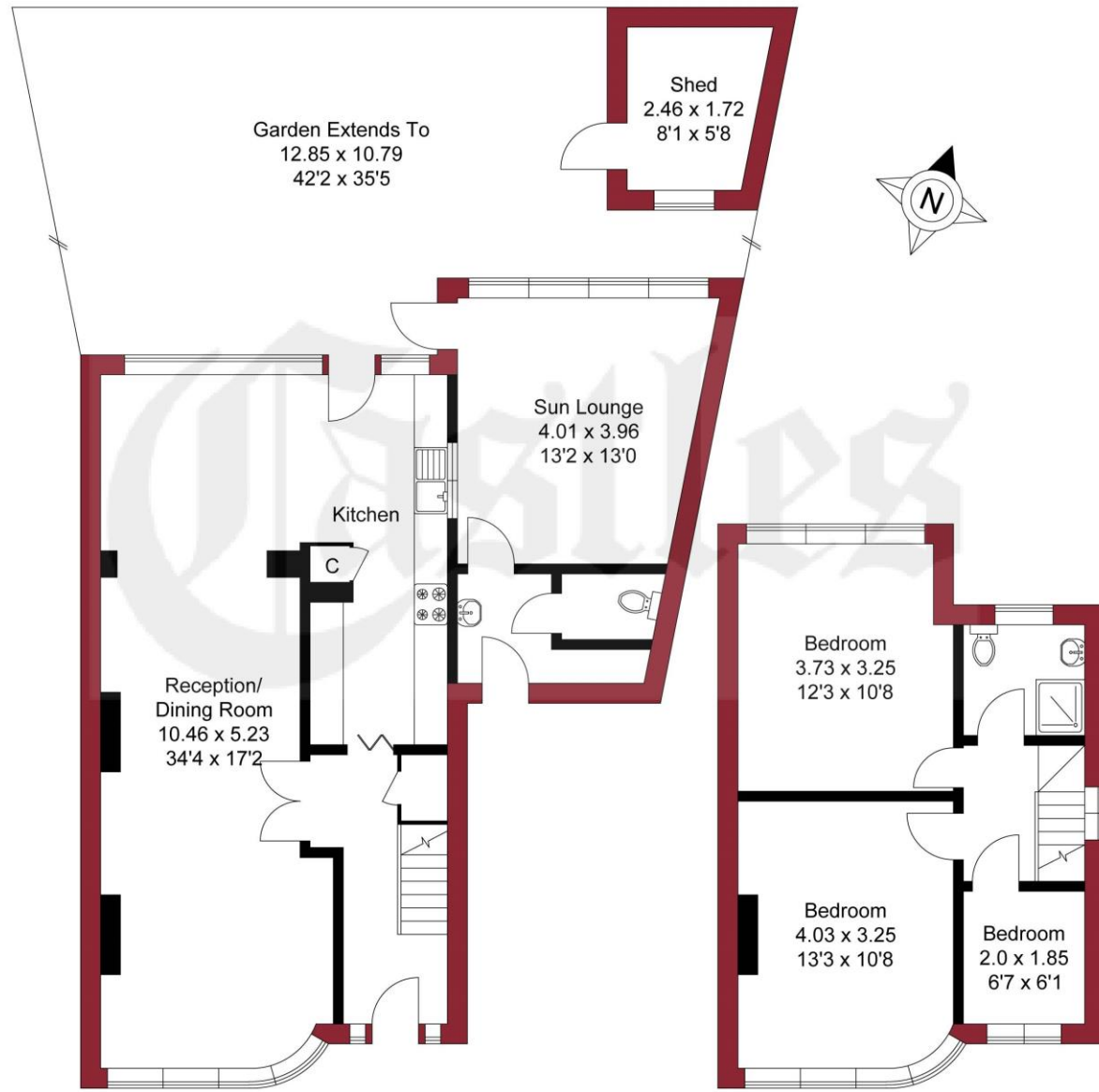
£465,000 Freehold

# Castles

020 8804 8000  
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APPROXIMATE GROSS INTERNAL AREA  
 110.66 sqm / 1191.13 sqft (Excluding Shed)  
 115.49 sqm / 1243.124 sqft (Including Shed)



GROUND FLOOR

FIRST FLOOR

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

### An overview of Enfield

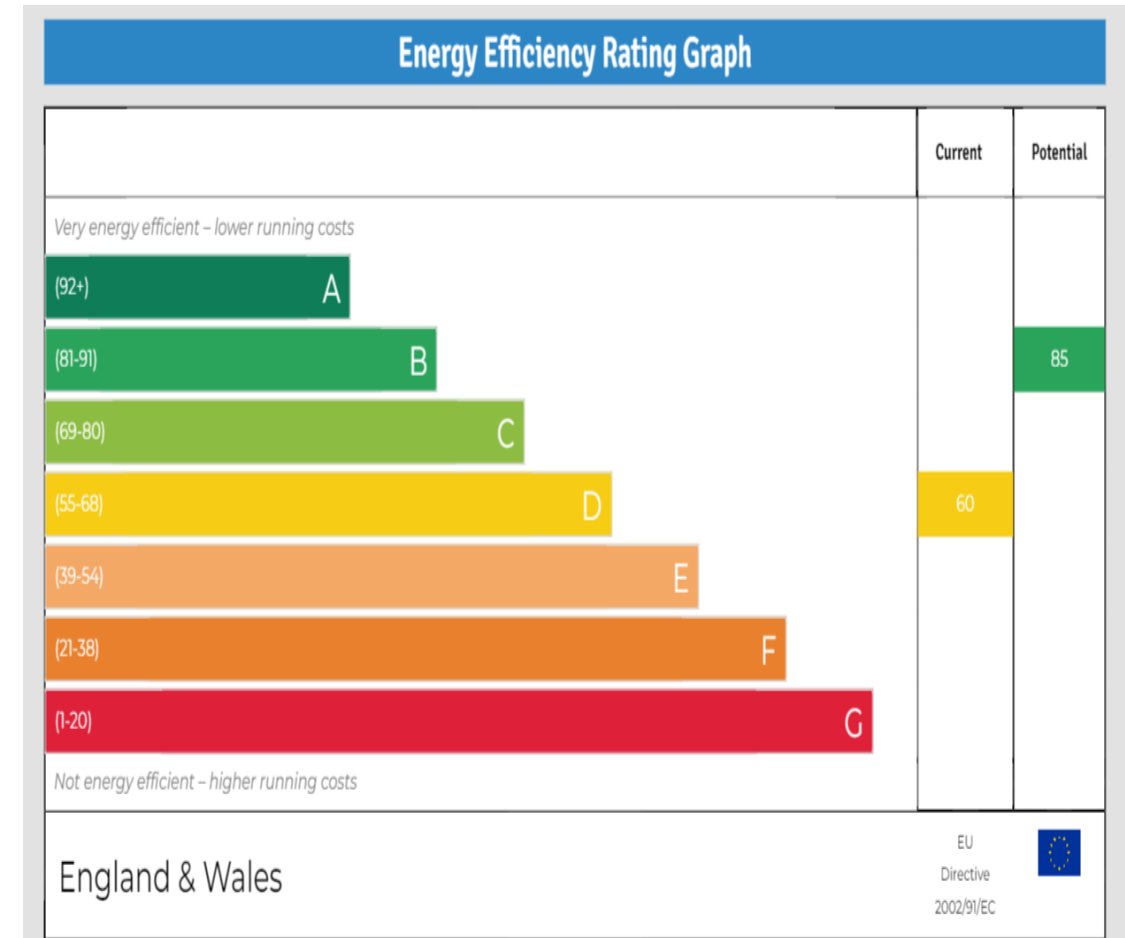
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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."



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