

Castles



ASKING PRICE

£475,000

Allandale Road

Enfield, EN3 6SB



PROPERTY SUMMARY

A well presented four bedroom older style family house located in a desirable residential road off The Hertford Road in Freezywater, within 0.5m of Enfield Lock Train Station (Serving London Liverpool Street) and close to local shops, buses and schools. Viewing is highly recommended.

Features include fitted kitchen, 2 connecting reception rooms, ground floor family bathroom, 4 good size bedrooms, loft conversion bedroom with shower room, rear garden, character features including cast iron fireplace, storage shed, gas central heating and double glazing.



Agents Note: We are advised this property has completed a 5 year treatment plan for Japanese Knotweed which completed in 2023. We are advised a 10 year guarantee is also in place. Please contact the agent for any further information.





APPROXIMATE GROSS INTERNAL AREA
 107.30 sqm / 1154.96 sqft (Excluding Eaves Storage / Shed)
 114.77 sqm / 1235.37 sqft (Including Eaves Storage / Shed)



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

A guide to the area

AREA GUIDE TEXT



House - Terraced

Freehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

243 - 245 Hertford Road
 Enfield
 London
 EN3 5JJ

OFFICE DETAILS

0208 804 8000
 enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	(81-91) B		
(69-80) C	(55-68) D		
(39-54) E	(21-38) F		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	