

Castles



ASKING PRICE

£465,000

Broadlands Avenue

Enfield, EN3 5AF



PROPERTY SUMMARY

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.

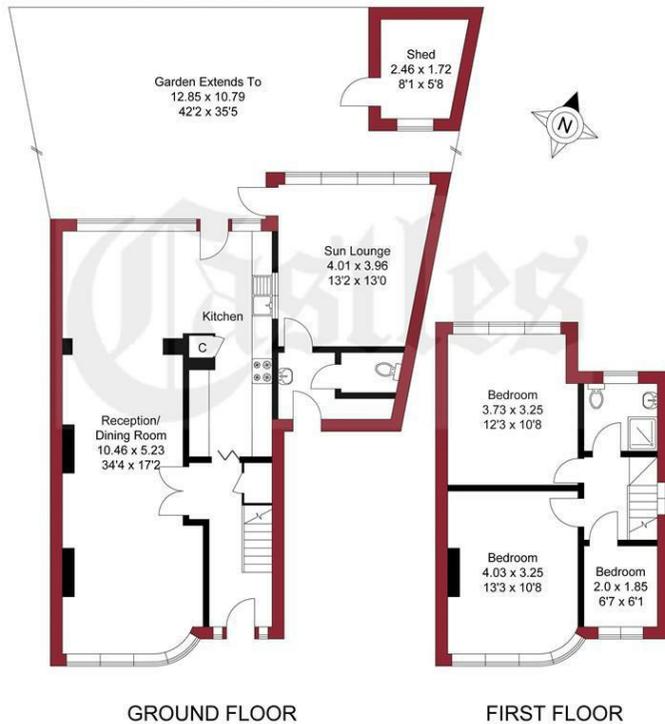




A guide to the area

AREA GUIDE TEXT

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



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



House - Semi-Detached

Freehold

Council:

Council Tax Band: D

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
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 EN3 5JJ

OFFICE DETAILS

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<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	