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**£400,000**  
**Roedean Avenue**  
Enfield, EN3 5QN Freehold

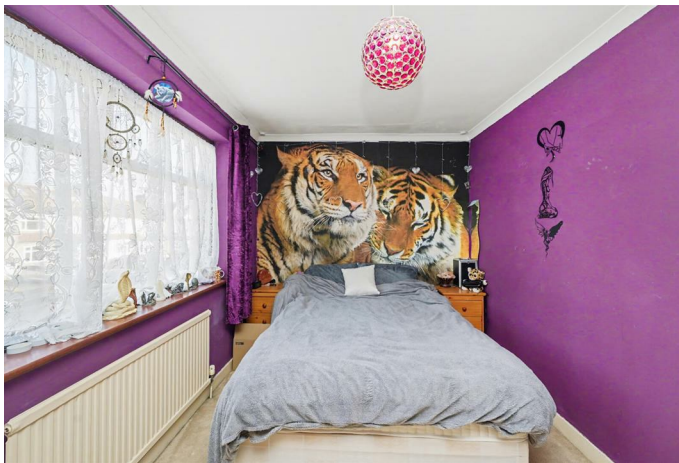
## PROPERTY SUMMARY

A 2 bedroom mid-terraced older style house located in a cul-de-sac off Palmers Lane, close to local amenities in Enfield Highway and less than 2 mile of Brimsdown Train Station (serving London Liverpool Street). An internal viewing is highly recommended.

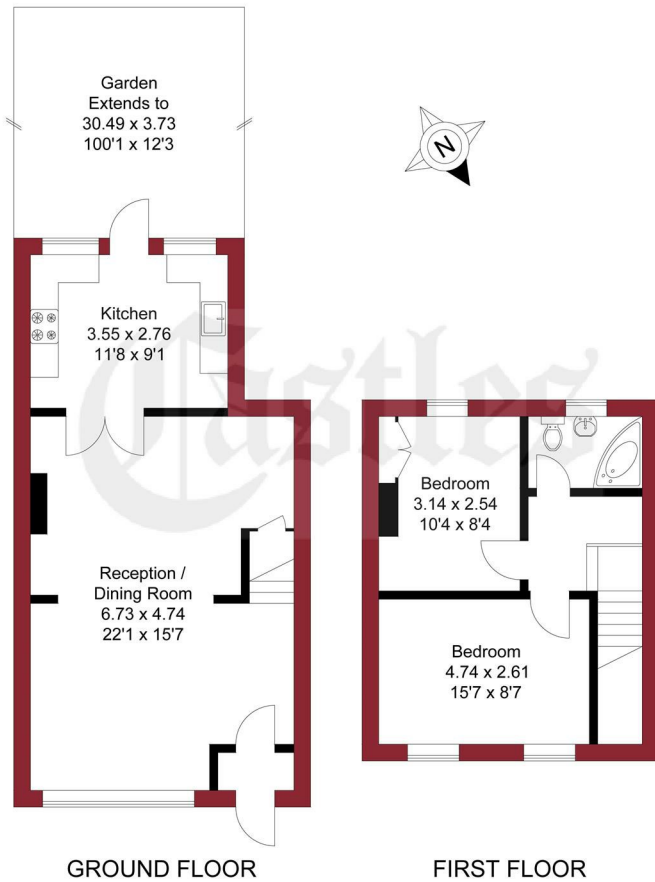
Features include:-

Front off street parking,  
Open plan living room,  
1st floor family bathroom,  
Good size rear garden,  
Gas central heating,  
Double glazing,



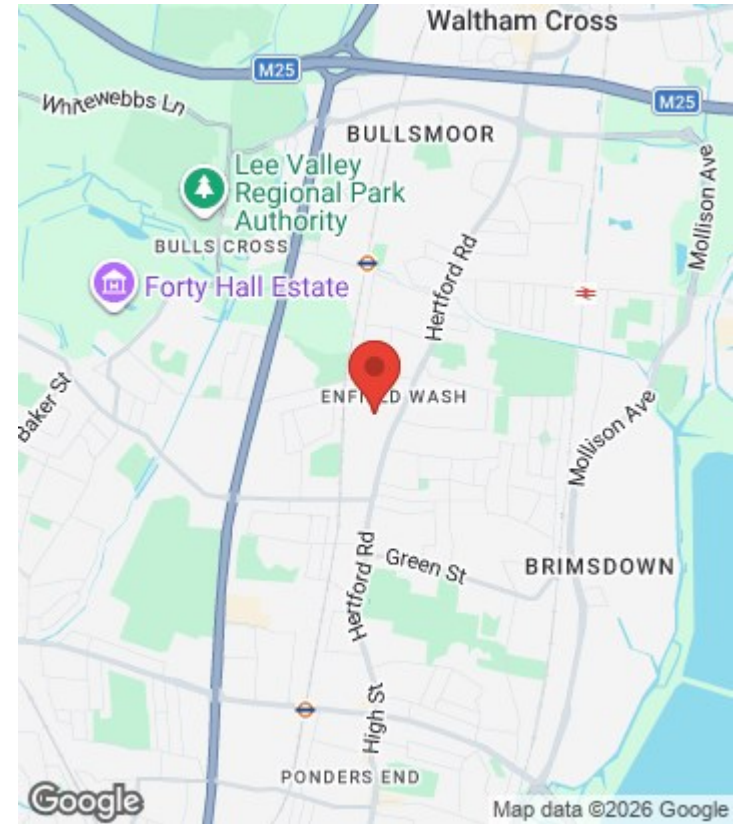
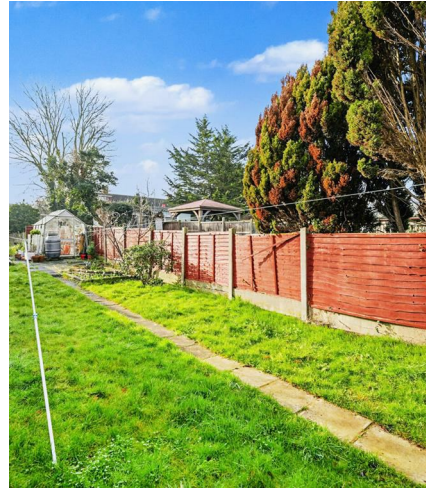


APPROXIMATE GROSS INTERNAL AREA  
70.20 sqm / 755.62 sqft



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

For a guide to the area please scan this code for more information



House  
Freehold  
**Council:** Enfield  
**Council Tax Band:** C

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**  
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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			
102 (ph1)	A		
81 (ph1)	B		87
69 (ph)	C		
55 (ph)	D		
39 (ph)	E	51	
21 (ph)	F		
1 (ph)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			