



Castles

ASKING PRICE

£550,000

Canning Square,

Enfield, EN1 4BH Freehold



PROPERTY SUMMARY

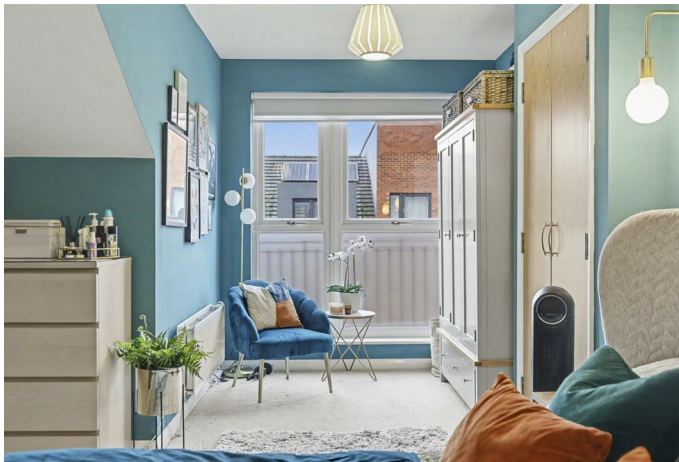
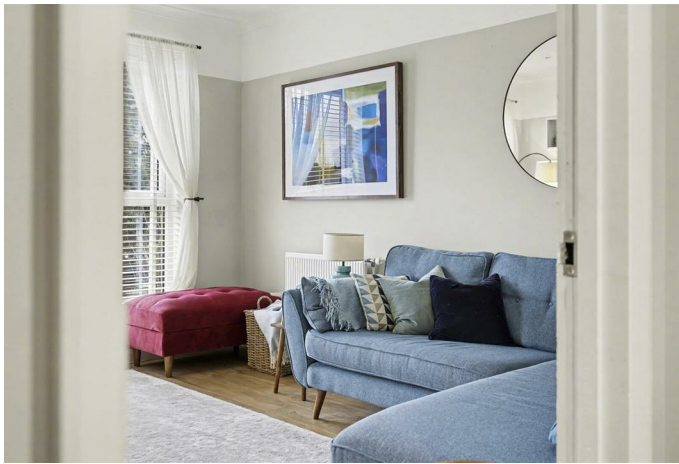
An immaculately presented modern built 3/4 bedroom, 3 bathroom townhouse located in a quiet development located off Carterhatch Lane, west of the A10, within approximately 1m of Enfield Town Centre and train station. Close to local good rated schools and shops. This modern family home offers spacious flexible accommodation to suit all family needs. An internal viewing is highly recommended.

Features include:-

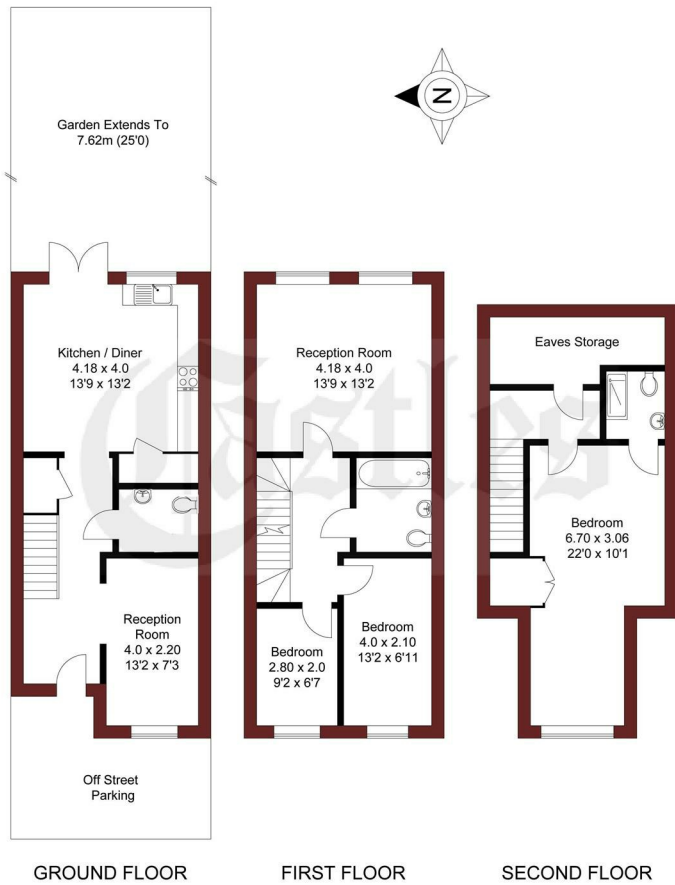
- Front off street parking,
- Double glazing and gas central heating,
- Rear garden,
- Solar panels,
- Spacious kitchen/diner,
- Ground floor WC and ground floor bedroom 4/study,
- Ample storage including loft store room,
- First floor living room,
- First floor family bathroom,
- Second floor main bedroom with en-suite shower room

A monthly maintenance fee is payable £34 pcm



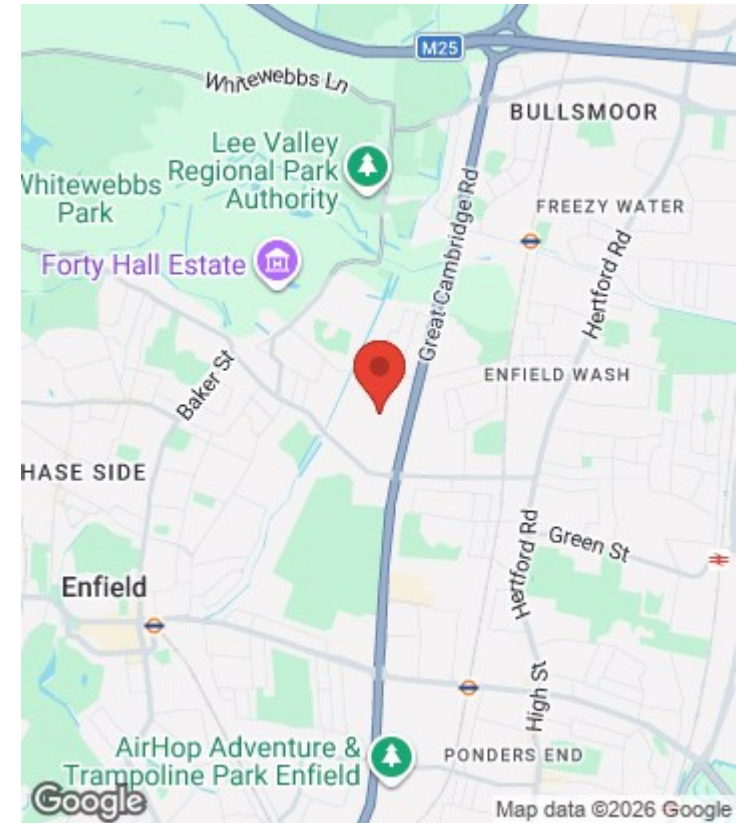
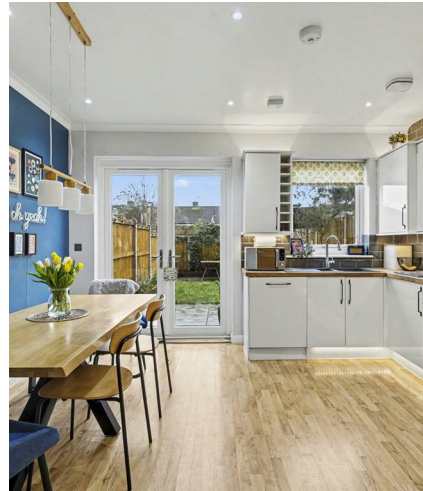


APPROXIMATE GROSS INTERNAL AREA
114.79 sqm / 1235.58 sqft (Excluding Eaves Storage)



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: E
Maintenance Fee: £34.00 PCM

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		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	