



# Castles

ASKING PRICE

**£699,995**

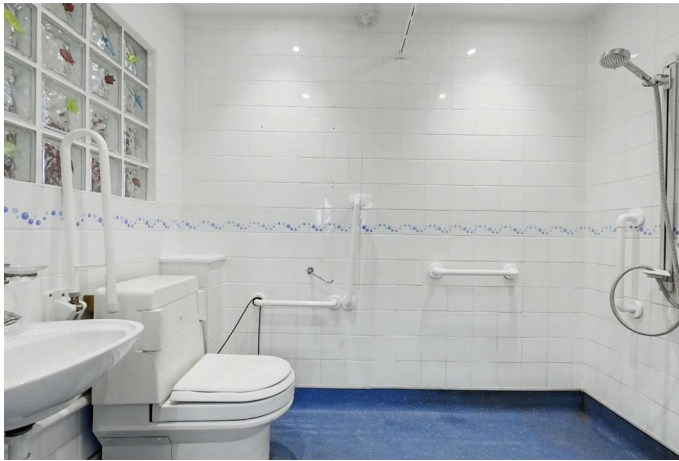
**Rowantree Road**

Enfield, EN2 8PN Freehold

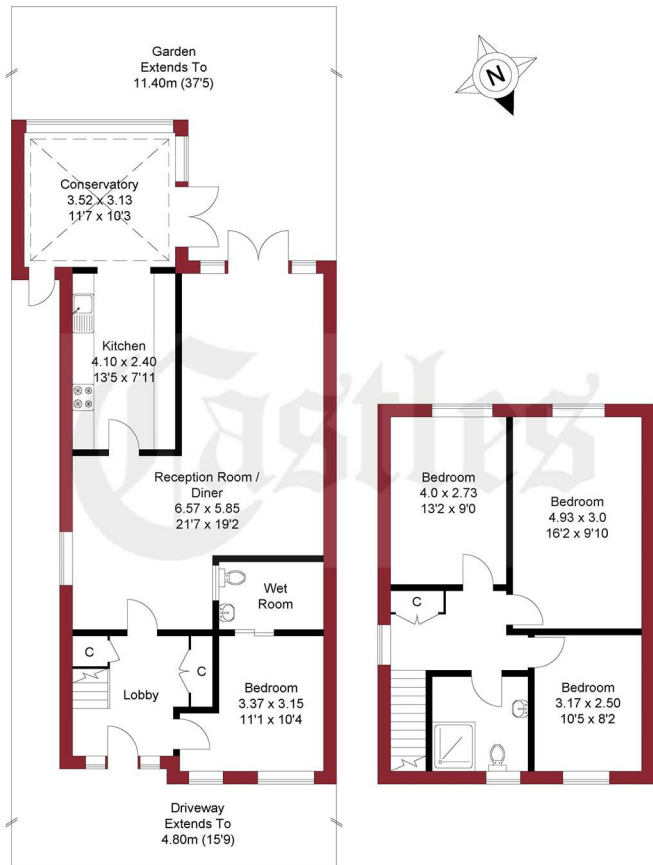
## PROPERTY SUMMARY

A 3 bedroom semi-detached family home, ideally located on the ever-popular Rowantree Road, EN2. Offering generous living space and fantastic potential, this property is perfect for growing families or buyers looking to add their own stamp. The ground floor features a spacious through-lounge, providing a bright and versatile space for both relaxing and entertaining. The room flows seamlessly into a conservatory, creating an extended living area filled with natural light and direct access to the garden. Conveniently situated on the ground floor is an additional bedroom with its own wet room, ideal for guests, multigenerational living, or those needing ground floor accommodation. Upstairs, the property boasts 3 double bedrooms with a well-proportioned family bathroom, offering comfortable space for the whole family. Externally, there is off-street parking to the front, adding ease and convenience for homeowners. This is a wonderful opportunity to acquire a spacious family home in a sought-after location, with ample potential to grow and personalise. Early viewing is highly recommended.



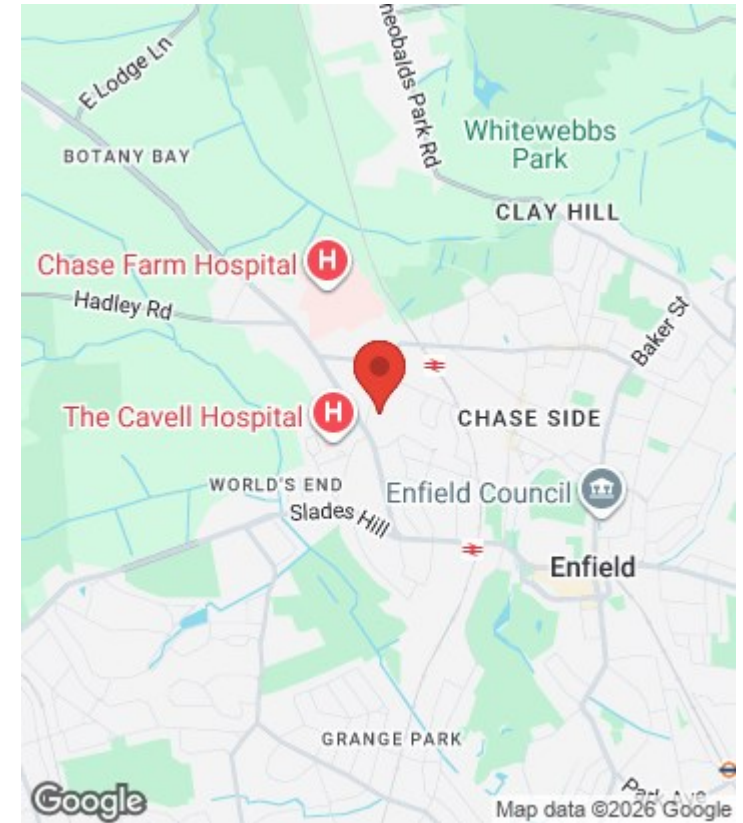


APPROXIMATE GROSS INTERNAL AREA  
126.57 sqm / 1362.38 sqft



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:** F

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			
(92-100) A			
(81-91) B			
(69-80) C			
(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	