



# Castles

OFFERS IN EXCESS OF

**£450,000**

**Pritchett Close**

Enfield, EN3 6XH    Freehold

## PROPERTY SUMMARY

A well presented three-bedroom Freehold family home located in a quiet cul-de-sac within the sought after Enfield Island Village, just 1 mile from Enfield Lock Station and close to local shops, schools and the River Lea.

The property offers a bright and spacious living/dining room, fitted kitchen and ground floor WC. Upstairs are three well-proportioned bedrooms and a modern family bathroom.

Outside, the home benefits from a private rear garden with a versatile garden room, ideal as a home office, gym or studio, plus a garage en-bloc

Key features:-

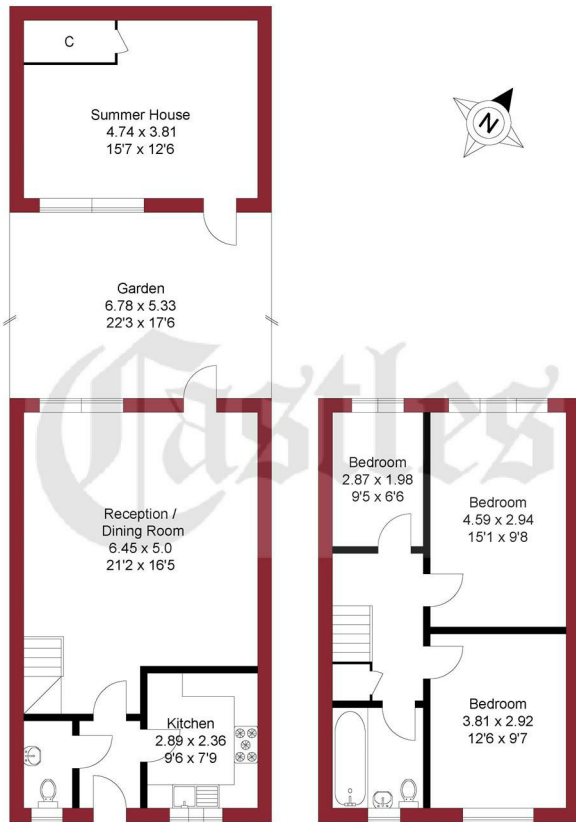
3 bedroom Freehold house,  
Quiet residential cul-de-sac,  
Spacious living/dining room,  
Private garden with garden office,  
Garage en-bloc,  
Gas central heating and double glazing,  
Offered chain free.

Service Charge approx. £300 per year.





APPROXIMATE GROSS INTERNAL AREA  
 84.70 sqm / 911.70 sqft (Excluding Summer House)  
 102.76 sqm / 1106.09 sqft (Including Summer House)



GROUND FLOOR

FIRST FLOOR

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:** D

**Service Charge:** £300 P/A Approximately

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			88
(69-80) C		75	
(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	