



Castles

ASKING PRICE

£450,000

Hoe Lane

Enfield, EN1 4EU Freehold

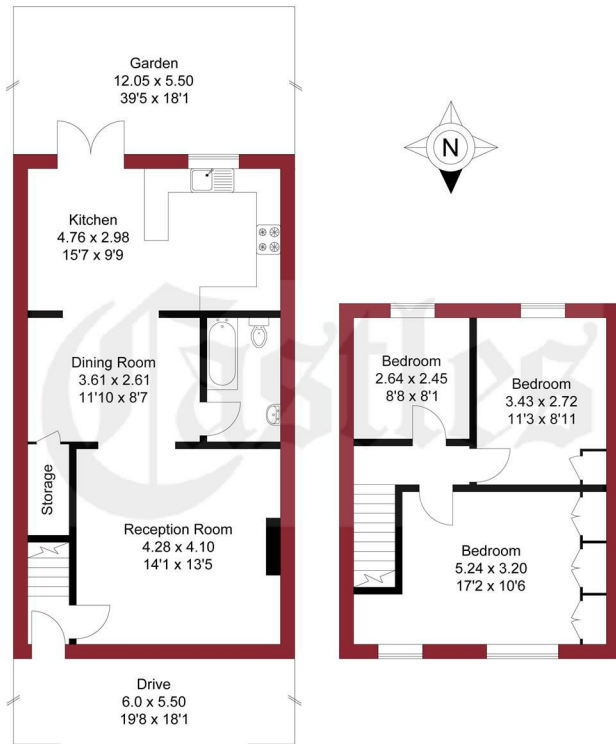
PROPERTY SUMMARY

A well presented and extended 3 bedroom family house located overlooking a green off The Great Cambridge Road in EN1 within approximately 0.5m of Turkey Street station (serving London Liverpool Street) and close to a selection of local schools, parks and shops. This property would suit first time buyers and families and is in good decorative order. Viewing is highly recommended. Features include: front off street parking for 2 cars, double glazing, living room, dining area, ground floor family bathroom, 3 good size bedrooms, south facing rear garden, overlooking a green, extended kitchen.





APPROXIMATE GROSS INTERNAL AREA
89.20 sqm / 960.14 sqft

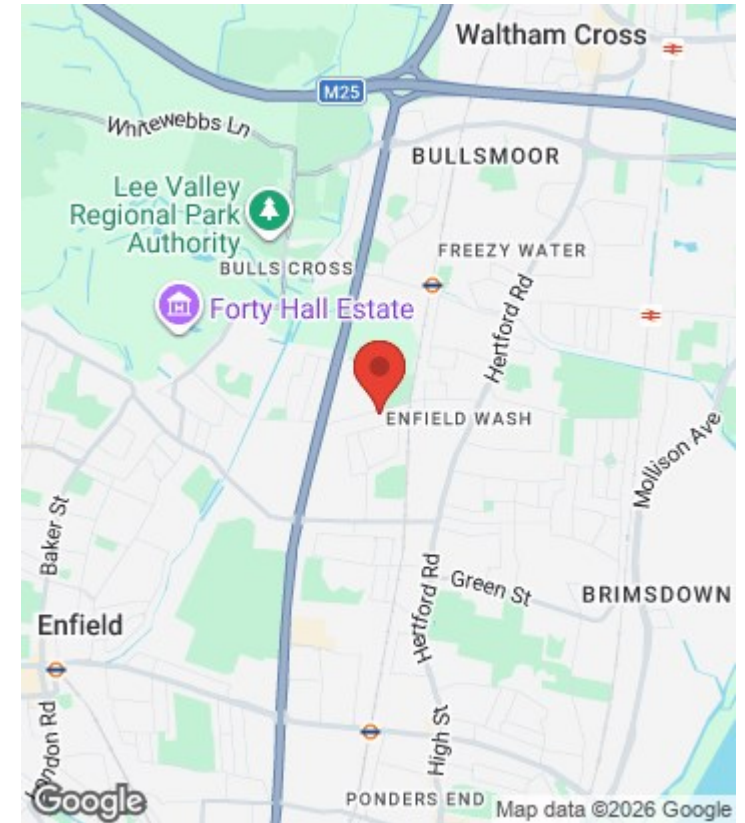


GROUND FLOOR

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 - Terraced

Freehold

Council: Enfield

Council Tax Band: D

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 | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 81 | 55 |
| EU Directive 2002/91/EC | | | |