

ASKING PRICE

£640,000

Riversfield Road

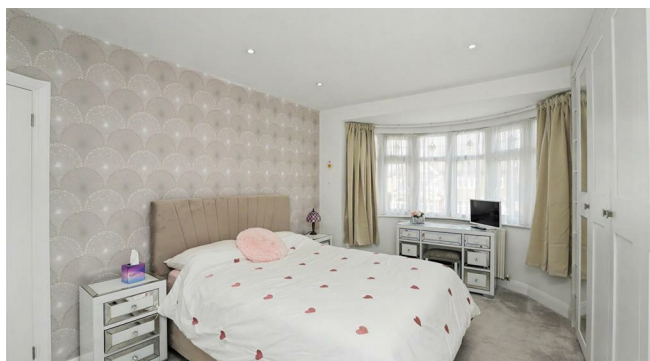
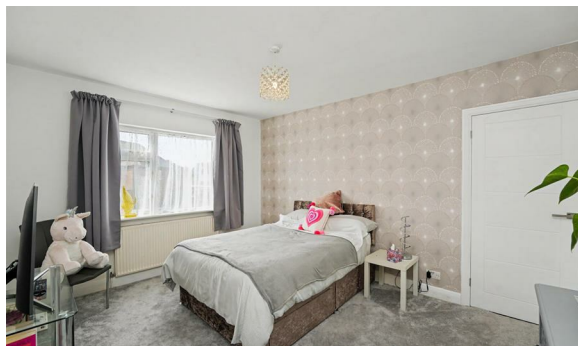
Enfield, EN1 3DH Freehold

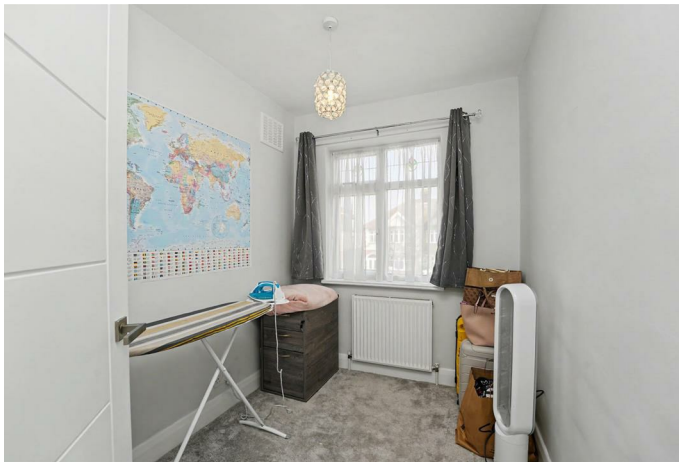
PROPERTY SUMMARY

A spacious well presented and extended bay fronted 3 bedroom semi-detached family house located in a highly desirable tree-lined road on the ever popular Willow Estate, within easy reach of local schools and less than 0.2m of Enfield Town train station and town centre. The property offers immaculately presented and flexible living accommodation and an internal viewing is highly recommended.

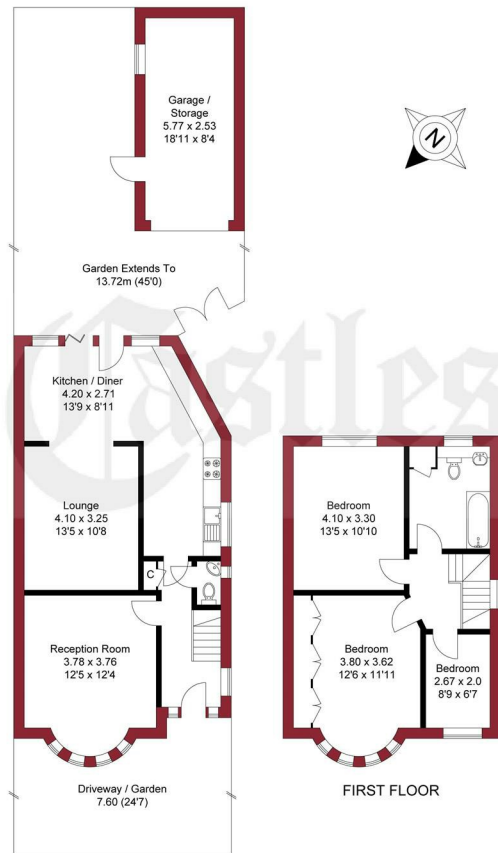
Features include:-

Front off street parking for 2 cars and shared driveway to side,
Double glazing and gas central heating,
Walking distance to Enfield Town Centre and train station,
L-shaped extended kitchen/diner,
2 reception rooms,
Ground floor WC,
Spacious 1st floor family bathroom,
Good size rear garden and useful storage/outbuilding.





APPROXIMATE GROSS INTERNAL AREA
104.32 sqm / 1122.89 sqft (Excluding Garage)
118.92 sqm / 1280.04 sqft (Including Garage)



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

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	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			
		65	84
EU Directive 2002/91/EC			
England & Wales			