



GUIDE PRICE

£500,000

Hazelwood Road

Enfield, EN1 1JQ Freehold

PROPERTY SUMMARY

A 3 bedroom end of terraced family house located in this desirable cul-de-sac located off Ladbroke Road, less than 0.5m from Bush Hill Park Train Station and close to local shops and well regarded local schools. The property is offered for sale chain free and offers fantastic potential for the incoming buyers to extend/create a loft conversion (STPP). An internal viewing is recommended.

Features include:-

2 reception rooms,

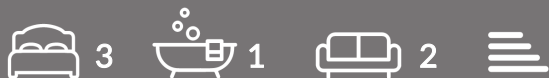
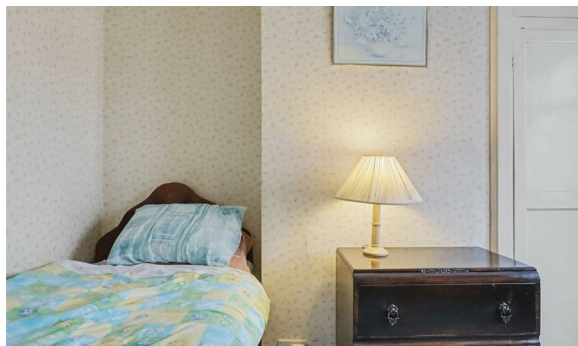
Kitchen,

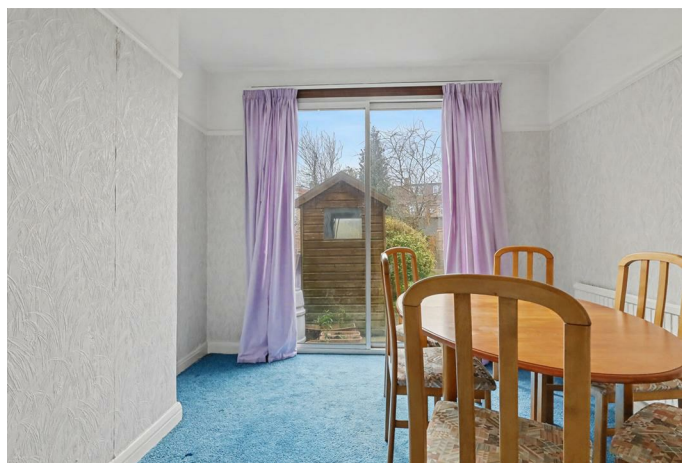
1st floor family bathroom,

Large south facing rear garden,

Gas central heating and double glazing,

Modernising required.





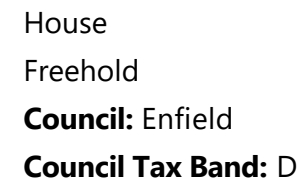
First Floor Plan:

- Reception Room:** 4.0 x 3.50 (13'2 x 11'6)
- Dining Room:** 3.63 x 3.04 (11'11 x 10'0)
- Kitchen:** 2.61 x 2.03 (8'7 x 6'8)
- Bedroom 1:** 3.44 x 2.92 (11'4 x 9'7)
- Bedroom 2:** 4.20 x 3.18 (13'9 x 10'5)
- Bedroom 3:** 2.50 x 1.96 (8'2 x 6'5)
- Bathroom**
- Central Staircase**
- North Arrow**

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

A photograph of a room with a large window. The window is covered with sheer white curtains and has heavy gold-colored drapes on either side. The room has a blue carpet. In the foreground, a black metal bed frame is visible. The wall below the window is white.

The logo for Castles LONDON features a large, stylized grey letter 'C' in the background. Inside the curve of the 'C' is a grey silhouette of a castle tower. Overlaid on the 'C' is the word 'Castles' in a dark red serif font. Below 'Castles' is the word 'LONDON' in a smaller, dark red sans-serif font, flanked by two short horizontal dark red lines.

0208 804 8000
enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 phs) 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.