



Shepherds
Property Sales & Lettings



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Arnold Avenue East | Enfield | EN3 6JB | Offers Invited £530,000





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Shepherds are delighted to offer this versatile, chain free detached bungalow nestled at the end of a cul-de-sac in Enfield Lock. Situated in close proximity to the River Lea and within easy reach of Enfield Lock Station, this home provides excellent transport links to London Liverpool Street and Tottenham Hale. The property's substantial accommodation currently comprises of a living room, kitchen diner, four double bedrooms, an en suite to bedroom one and a further bathroom & shower room serving the remaining bedrooms. For further added convenience, there is a utility room and conservatory. Externally, the property boasts a generously sized rear garden, whilst to the front you have spacious driveway, providing off-street parking for two - three vehicles. TO BE SOLD CHAIN FREE.

Postcode to postcode nearest train stations -

Enfield Lock Station 0.5 miles
Brimsdown Station 0.9 miles
Turkey Street Station 1.2 miles

- Versatile Detached Bungalow
 - Kitchen Diner
 - Excellent Transport Links To London
- Four Double Bedrooms
 - Close Proximity To River Lea
 - Generously Sized Rear Garden
- En Suite, Bathroom & Shower Room
 - Situated At End Of Cul-De-Sac
 - Chain Free Sale



Entrance Porch	Bedroom One
Entrance Hall	18'4 x 9'6
Kitchen Diner	Dressing Area
17'5 x 11'8	En Suite
Hallway	Bedroom Two
Utility	12'3 x 11'1
9' x 6'3	Bedroom Three
Shower Room	12'1 x 10'11
Living Room	Bedroom Four
9'9 x 9'8	15'5 x 8
Conservatory	External
9'8 x 8'3	Rear Garden
Bathroom	Driveway
12'3 x 6'5	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Freehold
Enfield



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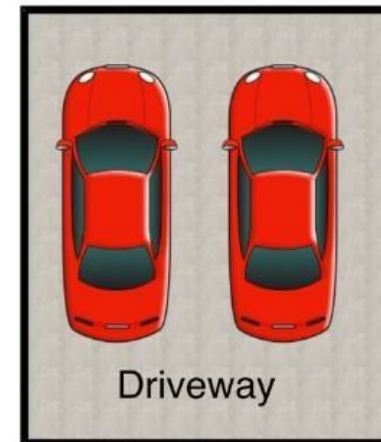
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Arnold Avenue East, Enfield, EN3



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FINE & COUNTRY

