



Castles are delighted to offer this two-bedroom semi-detached house to the market on a chain free basis. The property is located in a CUL-DE-SAC within proximity to all local shops and amenities including both Ponders End and Southbury Train station. this well-presented property has further potential for development (STPP) subject to planning consents. The property benefits from a large front drive, lounge, dining room, fitted kitchen, two-bedroom, double **glazed windows**, **gas central heating**, **internal viewing**, highly recommended

**Lorraine Close  
EN3**

**Offers in Excess of  
£450,000 F/H**

<b><u>ENTRANCE:</u></b>	<b>GROUND FLOOR:</b> Tiled flooring and door to kitchen
<b><u>HALLWAY:</u></b>	Spot lights, radiator, stairs to first floor landing and doors to kitchen, lounge and bathroom
<b><u>LOUNGE:</u></b>	15' 6" x 13' 11" (4.72m x 4.24m); Double glazed bay window to front aspect, gas fire place and radiator, door to kitchen
<b><u>KITCHEN:</u></b>	13' 10" x 7' 10" (4.21m x 2.39m); Spot lights, 2 double glazed window to rear aspect, eye and base level units, tiled stainless steel base, built in oven, hob extractor fan, stainless steel sink with mixer tap, space for dish washer, washing machine, fridge freezer, under stairs storage, radiator, door to garden and tiled flooring
<b><u>LANDING:</u></b>	Double glazed window to rear aspect, loft access and door to bedrooms
<b><u>BATHROOM:</u></b>	Double glazed window to rear aspect, bath with wall mounted shower mixer tap, basin with mixer tap, WC, tiled walls, towel rail and tiled flooring.
<b><u>BEDROOM1:</u></b>	1' 4" x 1' 1" (0.41m x 0.33m); Double glazed window to front aspect, 1 radiator
<b><u>BEDROOM 2:</u></b>	<b>FIRST FLOOR:</b> Double glazed window to rear aspect, radiator and laminate flooring
<b><u>REAR GARDEN:</u></b>	Paved area, shed with electric power. foot bath, laid to lawn, side access.
<b><u>VIEWINGS:</u></b>	Strictly by appointment                      ref: CSE24444
<b><u>EPC:</u></b>	EER: D
<b><u>COUNCIL TAX BAND:</u></b>	D