



**Arnold Avenue East, EN3 6JB**

£400,000

Freehold

**Castles**



## Arnold Avenue East, EN3 6JB

A mid terraced 3 bedroom family house located in a cul-de-sac off South Ordnance Road close to the River Lea and Enfield Lock and within approx 1 mile of Enfield Lock train station (serving London Liverpool Street) and close to a selection of local schools. The property is in need of some cosmetic modernising and is offered for sale on a chain free basis. Viewing is recommended. Features include: double glazing, gas central heating, through lounge, kitchen, first floor bathroom, 3 bedrooms, garage to rear via service road, rear garden, potential for front off street parking (subject to planning permission).



EPC Rating: D  
Current: 63 Potential: 81

Council Tax Band: D

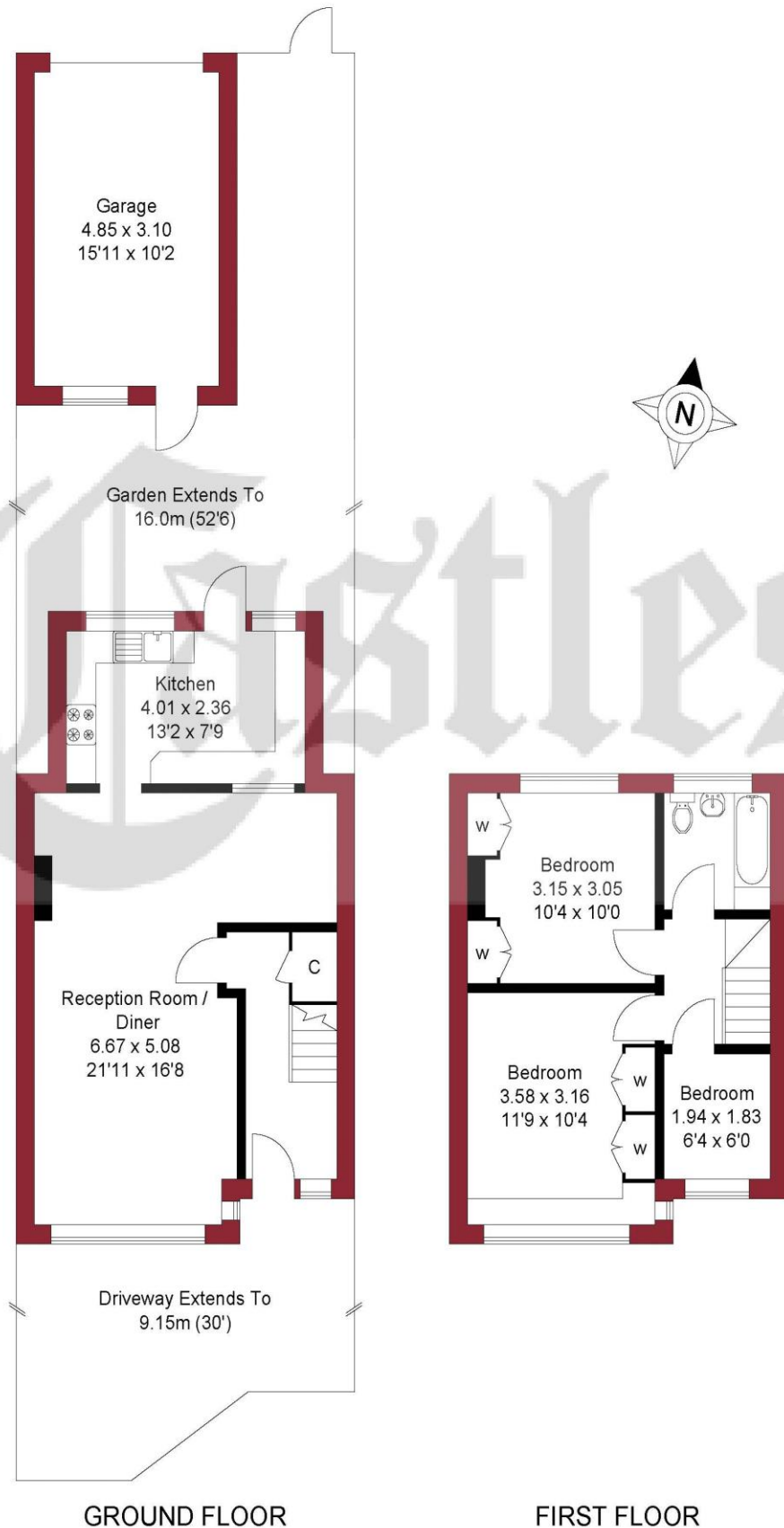
£400,000 Freehold

# Castles

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APPROXIMATE GROSS INTERNAL AREA  
 75.13 sqm / 808.69 sqft (Excluding Garage)  
 90.16 sqm / 970.47 sqft (Including Garage)



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

### An overview of Enfield

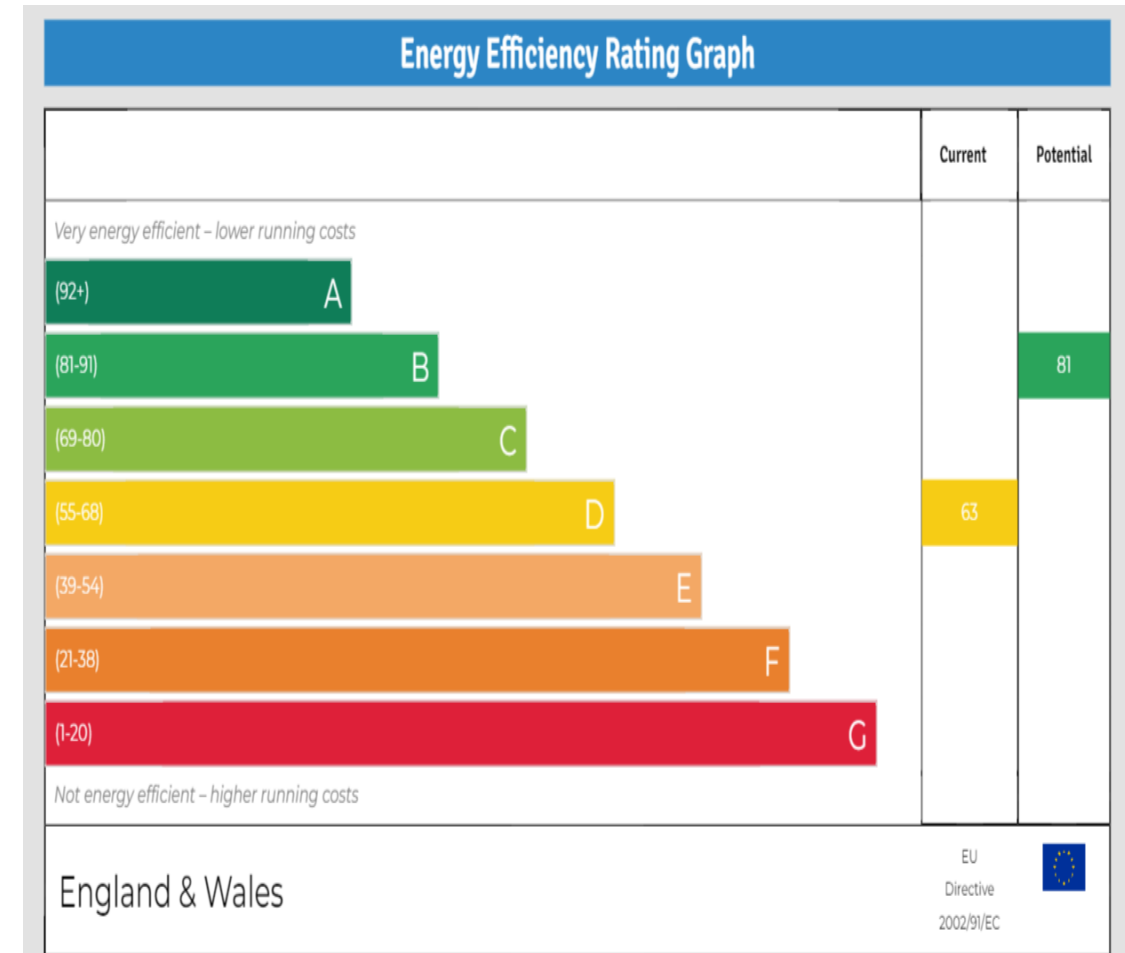
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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