



Smarts Green, EN7 6BD

£525,000

Freehold

Castles



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A well presented four bedroom staggered terraced family house located on the popular Adamsfield development in West Cheshunt. The property is positioned within a quiet cul-de-sac and is offered for sale on a chain free basis. Within easy reach of local schools including Flanstead End and Andrews Lane schools and approx 0.5m from Brookfield Shopping Centre. An internal viewing is highly recommended. Features include 4 bedrooms, fitted kitchen, spacious living room, 1st floor family bathroom, integral garage potential for conversion (subject to planning permission), front off street parking, ground floor WC, well maintained rear garden with artificial lawn and warm air heating system.

EPC Rating: F
Current: 27 Potential: 49

Council Tax Band: E

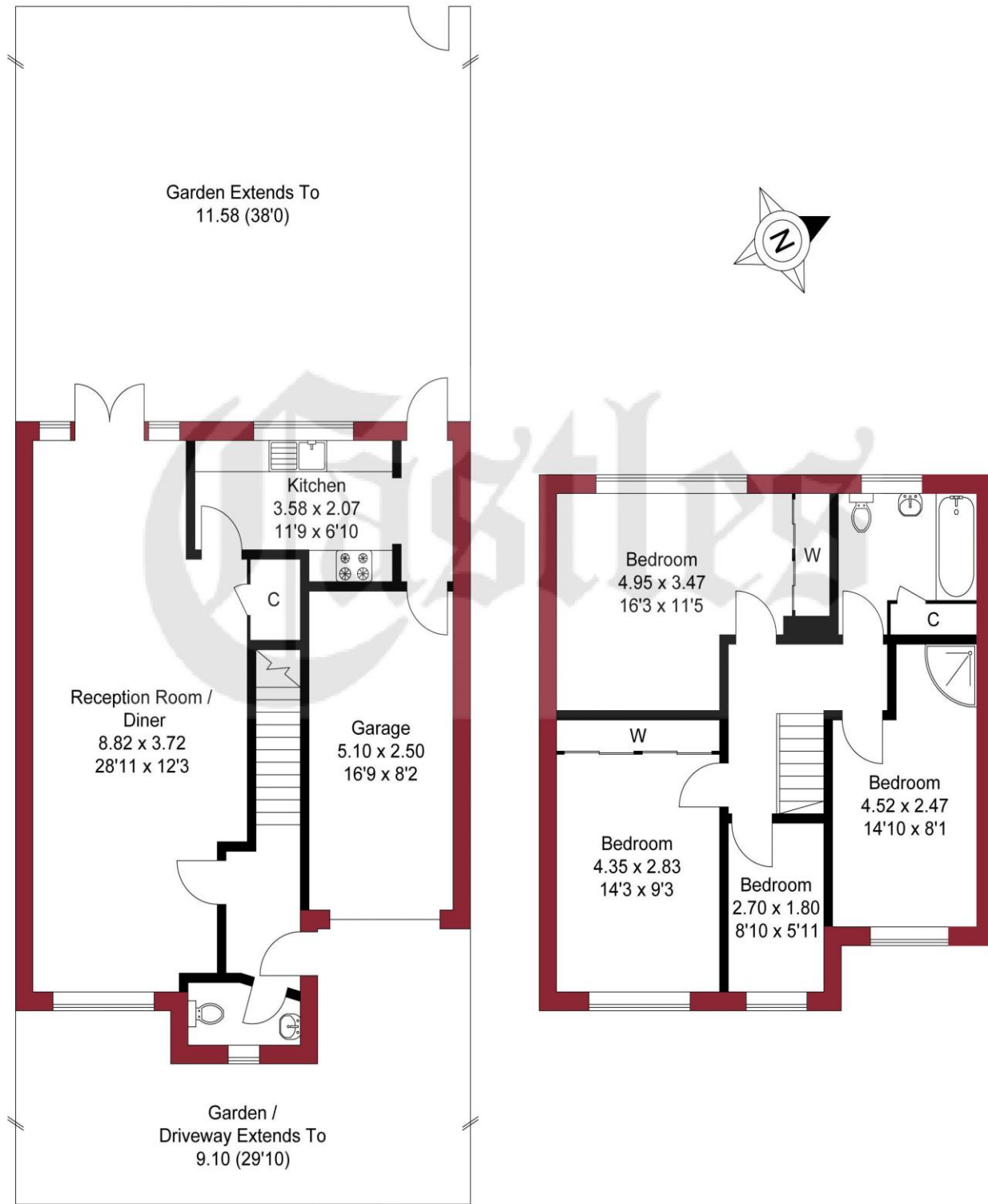
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020 8804 8000
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA
 103.92 sqm / 1118.58 sqft (Excluding Office / Shed)
 116.67 sqm / 1255.82 sqft (Including Office / Shed)



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	27 F	
1-20	G		



243-245 Hertford Road
 Enfield, EN3 5JJ
 0208 804 8000
 enfield@castles.london
 www.castles.london

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