



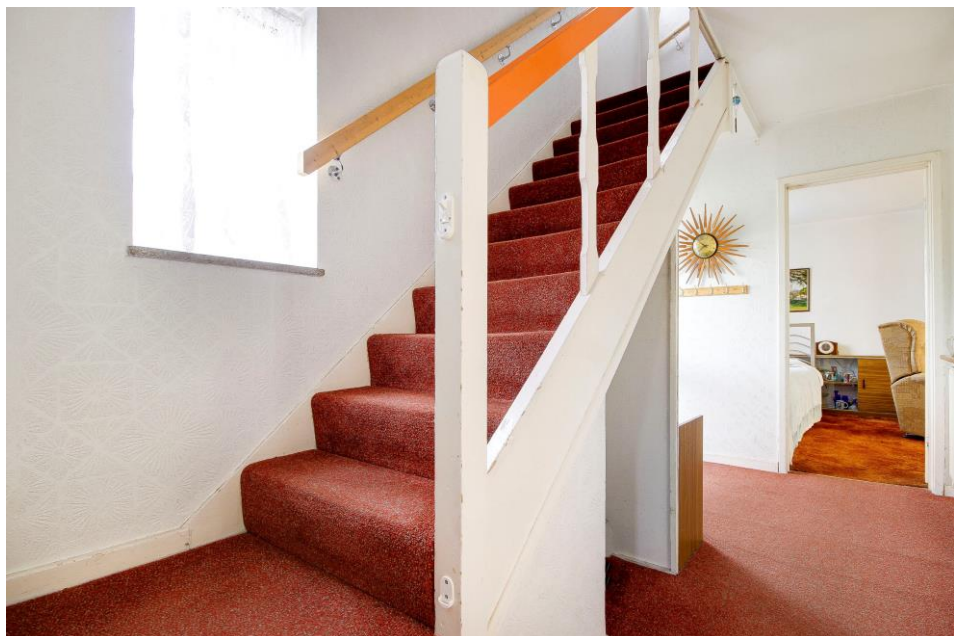
**Larches Avenue, EN1 4QZ**

£450,000

Freehold

**Castles**







## Larches Avenue, EN1 4QZ

A larger than usual 3 bedroom semi-detached family house located off Elsinge Road within approximately 1 mile of Turkey Street train station (serving London Liverpool Street) and close to a selection of local schools and close to A10/M25. The property offers spacious accommodation and excellent extension/loft conversion potential (subject to planning permission) and is being offered for sale chain free. Viewing is highly recommended. Features include: double glazing, gas central heating, large living room, spacious kitchen/diner, conservatory/lean to, 1st floor family bathroom, large south facing rear garden, extension and loft conversion potential (subject to planning permission), chain free sale.

\*\* Agents Note - We are advised that the front garden is not owned. \*\*

EPC Rating: D  
Current: 63 Potential: 81  
Council Tax Band: D

£450,000 Freehold

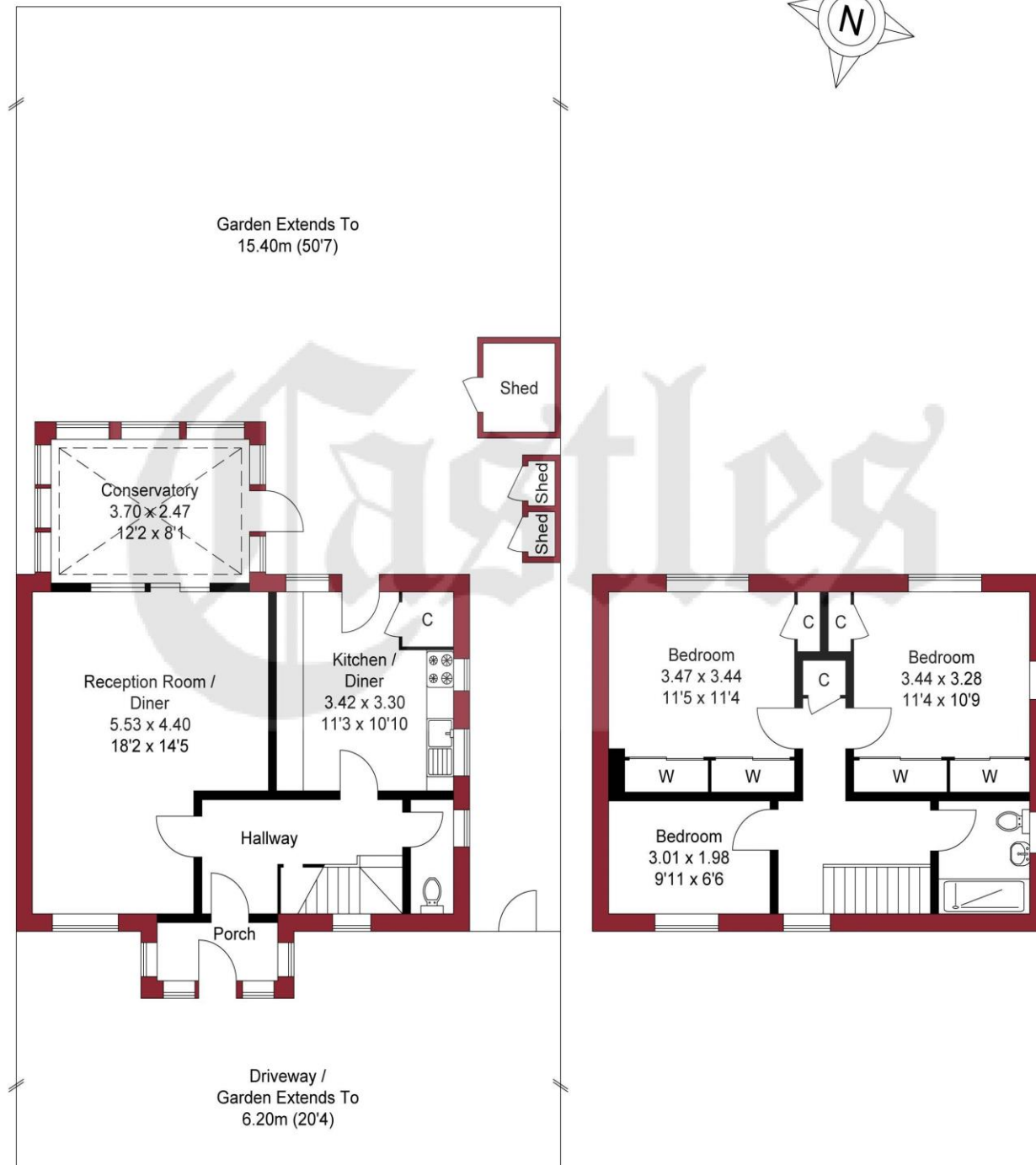
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APPROXIMATE GROSS INTERNAL AREA  
99.10 sqm / 1066.70 sqft  
(Excluding Shed)



GROUND FLOOR

FIRST FLOOR

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

### An overview of Enfield

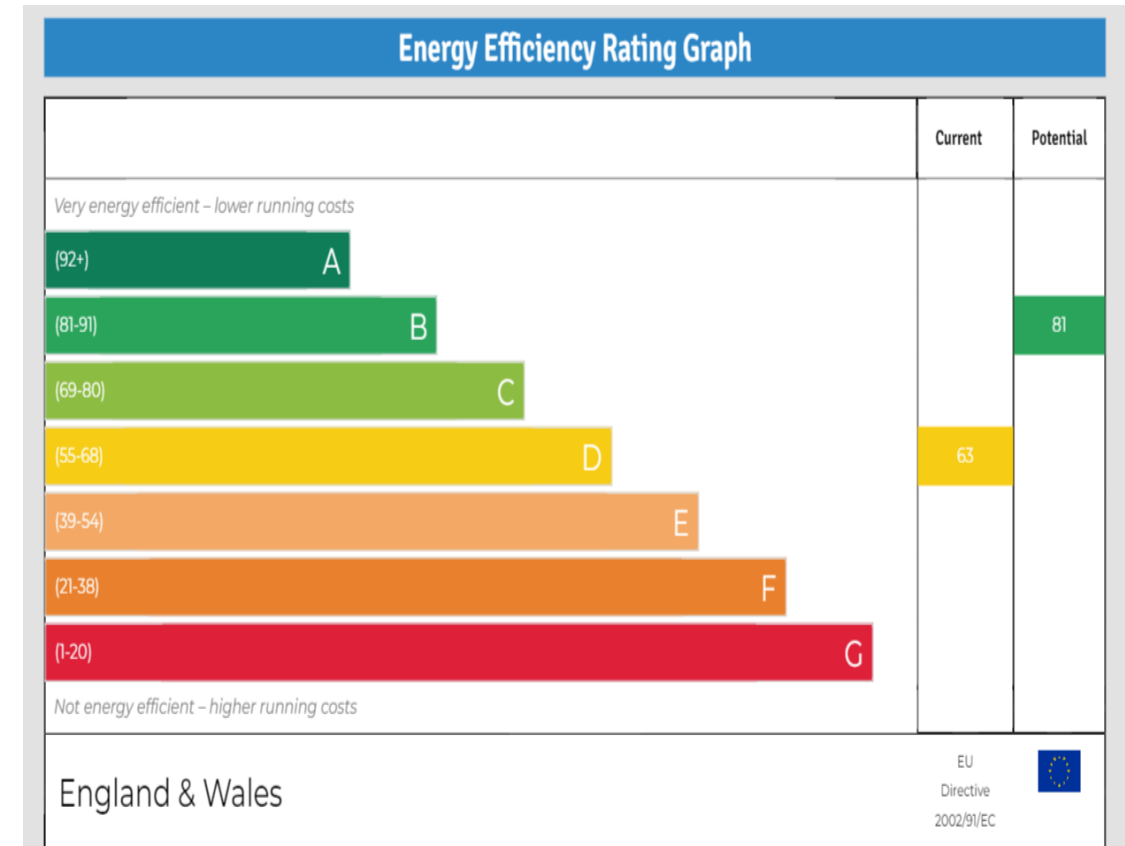
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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