



**Lincoln Road, EN1**

£475,000

Freehold

**Castles**



## Lincoln Road, EN1 1JU

A spacious two double bedroom Victorian terraced family house located in Bush Hill Park within 0.5m of both Bush Hill Park Train, Enfield Town Station and Enfield Town Centre. The property is offered for sale on chain free basis and viewing is recommended. Features include 2 reception rooms, extended kitchen/dining area, large upstairs bathroom, rear garden, gas central heating and double glazing.

EPC Rating: D  
Council Tax Band: D

£475,000 Freehold

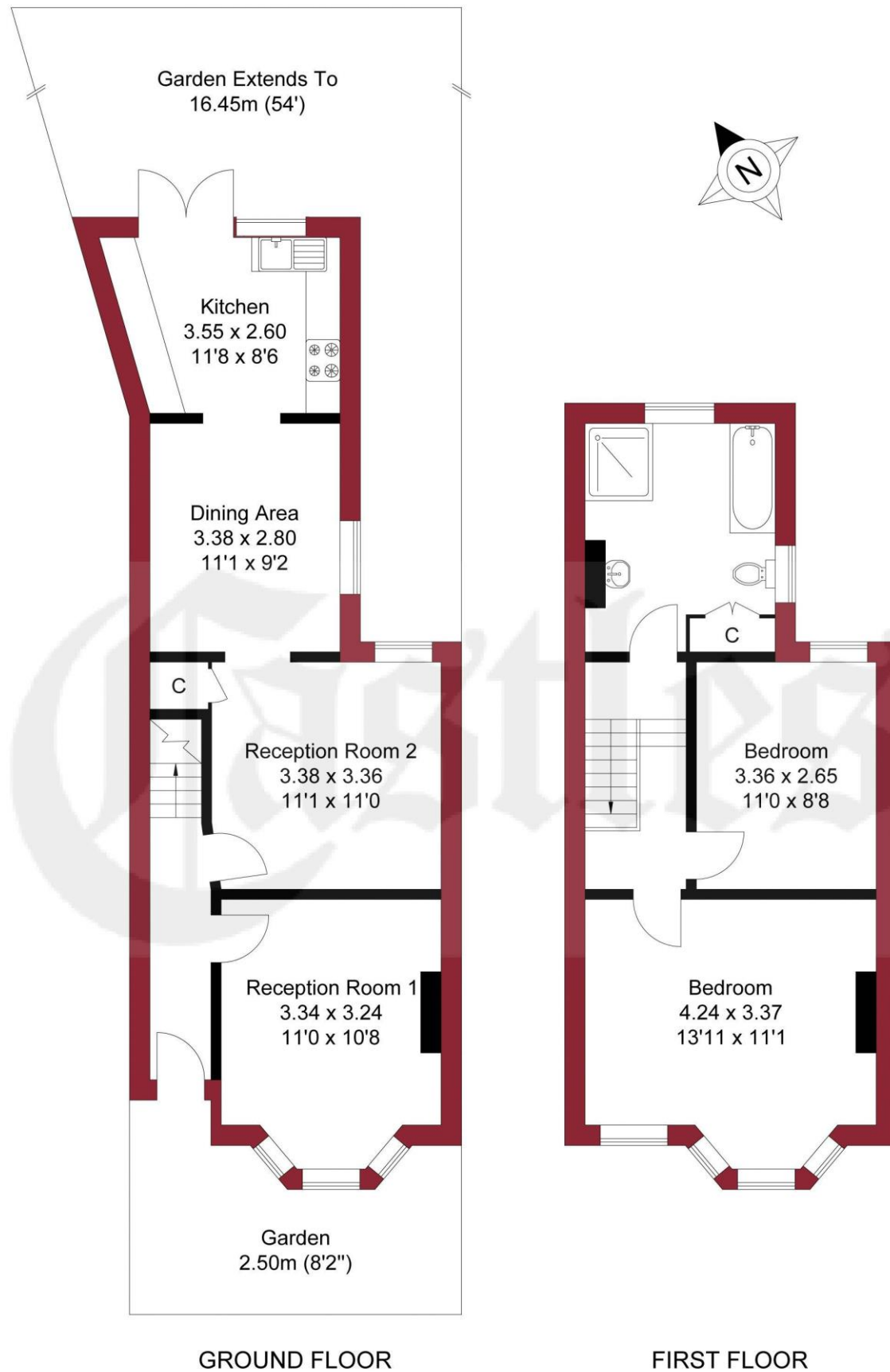


# Castles

020 8804 8000  
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APPROXIMATE GROSS INTERNAL AREA  
88.53 sqm / 952.92 sqft



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."

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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