



**Arnold Avenue East, EN3 6JB**

£500,000

Freehold

**Castles**







## Arnold Avenue East, EN3 6JB

INVESTMENT OPPORTUNITY - A rarely available detached bungalow located at the end of a cul-de-sac in Enfield Lock off Aldridge Avenue close to the River Lea and within approx 1m of Enfield Lock BR station (serving London Liverpool Street). The property is currently rented and to be sold as a 5 room licenced H.M.O. rented at £2,930 P/C/M with approx 3 years remaining. The property may also have extension or development potential subject to all necessary planning permission. Features include: front off street parking for 2/3 cars, fully detached, spacious rear garden, 5 rented rooms, kitchen diner, double glazing, gas central heating, conservatory, viewing recommended.

EPC Rating: D  
Current: 60 Potential: 82

Council Tax Band: D

£500,000 Freehold

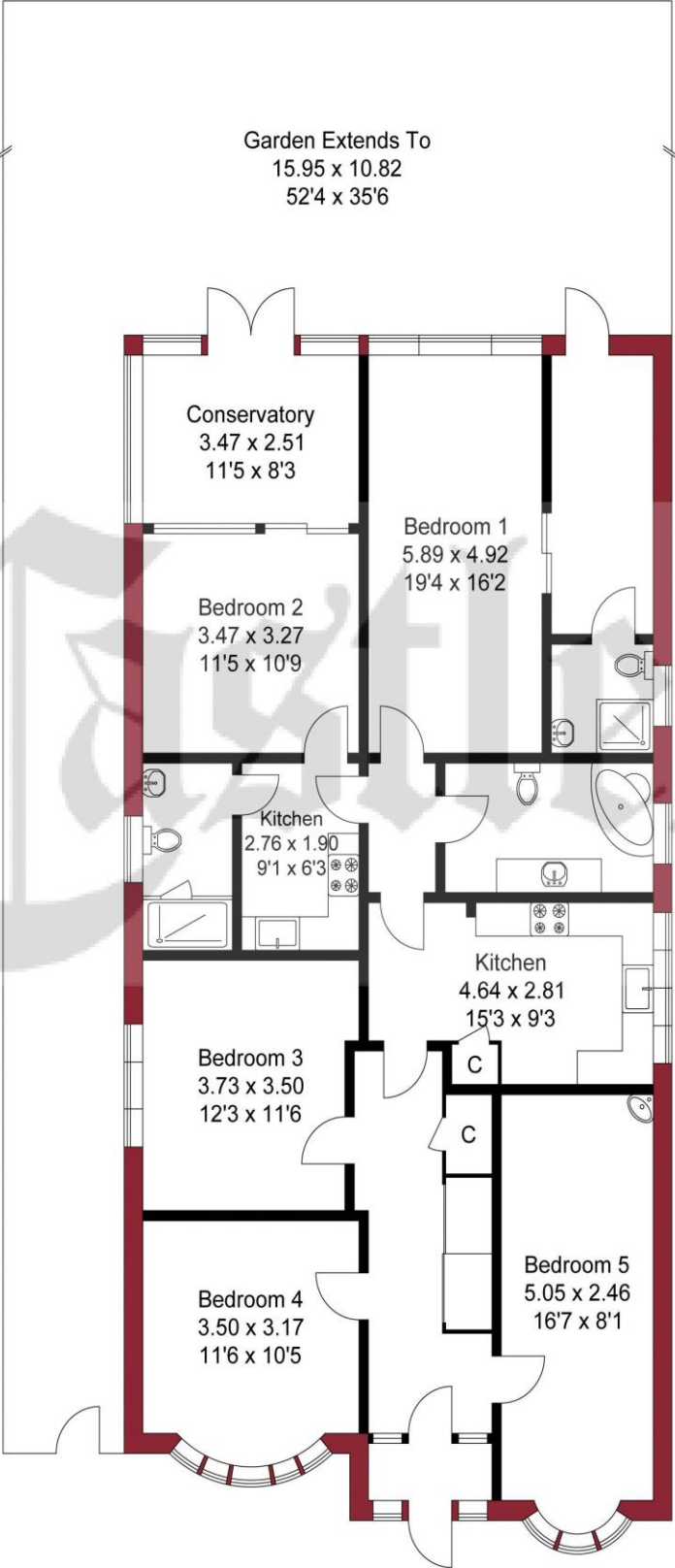
# Castles

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APPROXIMATE GROSS INTERNAL AREA  
138.69 sqm / 1492.84 sqft



GROUND FLOOR

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

An overview of Enfield

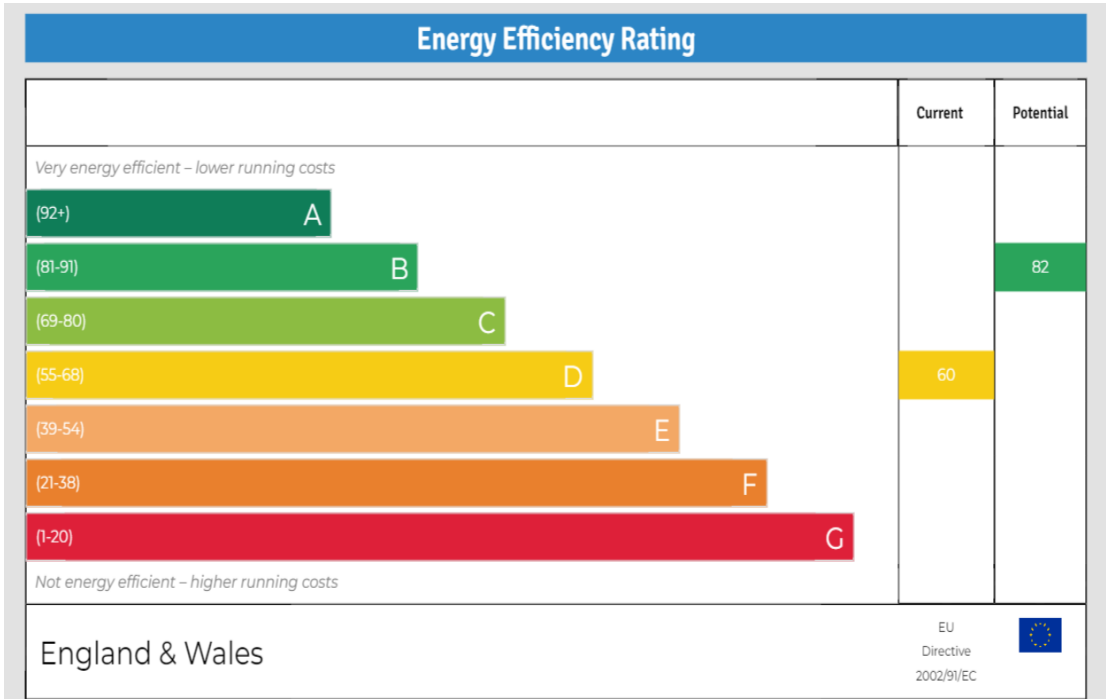
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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