



**Carnegie Close, EN3 6XX**

£485,000

Freehold

**Castles**







## Carnegie Close, EN3 6XX

A four bedroom detached house located on a quiet residential road on the popular Enfield Island Village within approx 1m of Enfield Lock Train Station (Serving London Liverpool Street) and close to local schools. The property is offered for sale on a chain free basis and requires some general cosmetic work. Viewing is recommended. Features include living room, dining area, kitchen, 1st floor family bathroom, ensuite shower room to main bedroom, 4 bedrooms, integral garage, rear garden, ground floor wc and is chain free sale.

EPC Rating: D

Council Tax Band: F

Service Charge: We understand a maintenance fee of approximately £300.00 P/A is payable.

**£485,000**     **Freehold**

# Castles

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**enfield@castles.london**





APPROXIMATE GROSS INTERNAL AREA  
111.52 sqm / 1200.39 sqft (Excluding Garage)  
124.02 sqm / 1334.94 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."

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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