



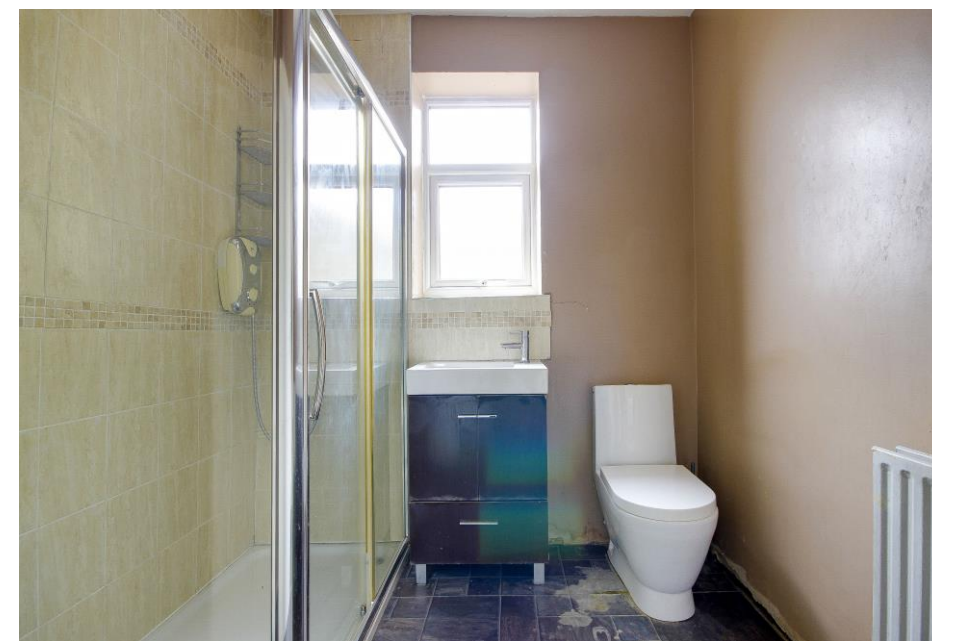
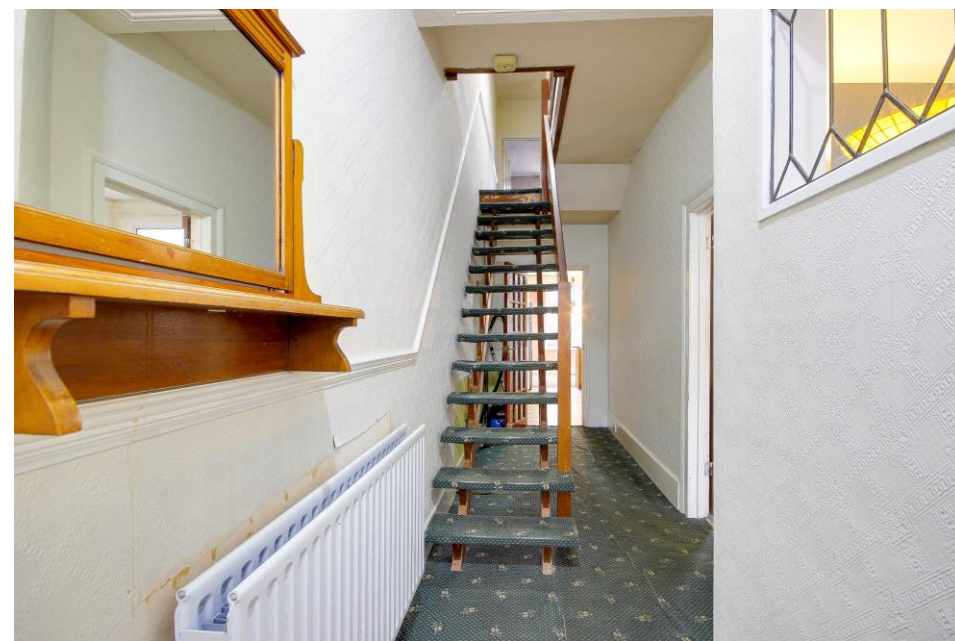
Totteridge Road, EN3 6NE

£465,000

Freehold

Castles







## Totteridge Road, EN3 6NE

A larger than usual bay fronted 3 bedroom end of terraced old style house located directly off the Hertford Road, within approximately 1m of Enfield Lock train station (serving London Liverpool Street) and close to a selection of schools, shops and bus routes. The property offers excellent potential for the incoming buyers with scope for rear extension and loft conversion (subject to planning permission) and would be of interest to families and investors. The property is offered for sale on a chain free basis and viewing is highly recommended. Features include:- double glazing, gas central heating, spacious through lounge, spacious kitchen/diner, first floor family bathroom, 3 large bedrooms, large rear garden, garage to rear accessed via rear service road, chain free sale.

EPC Rating: D  
Council Tax Band: D

£465,000 Freehold

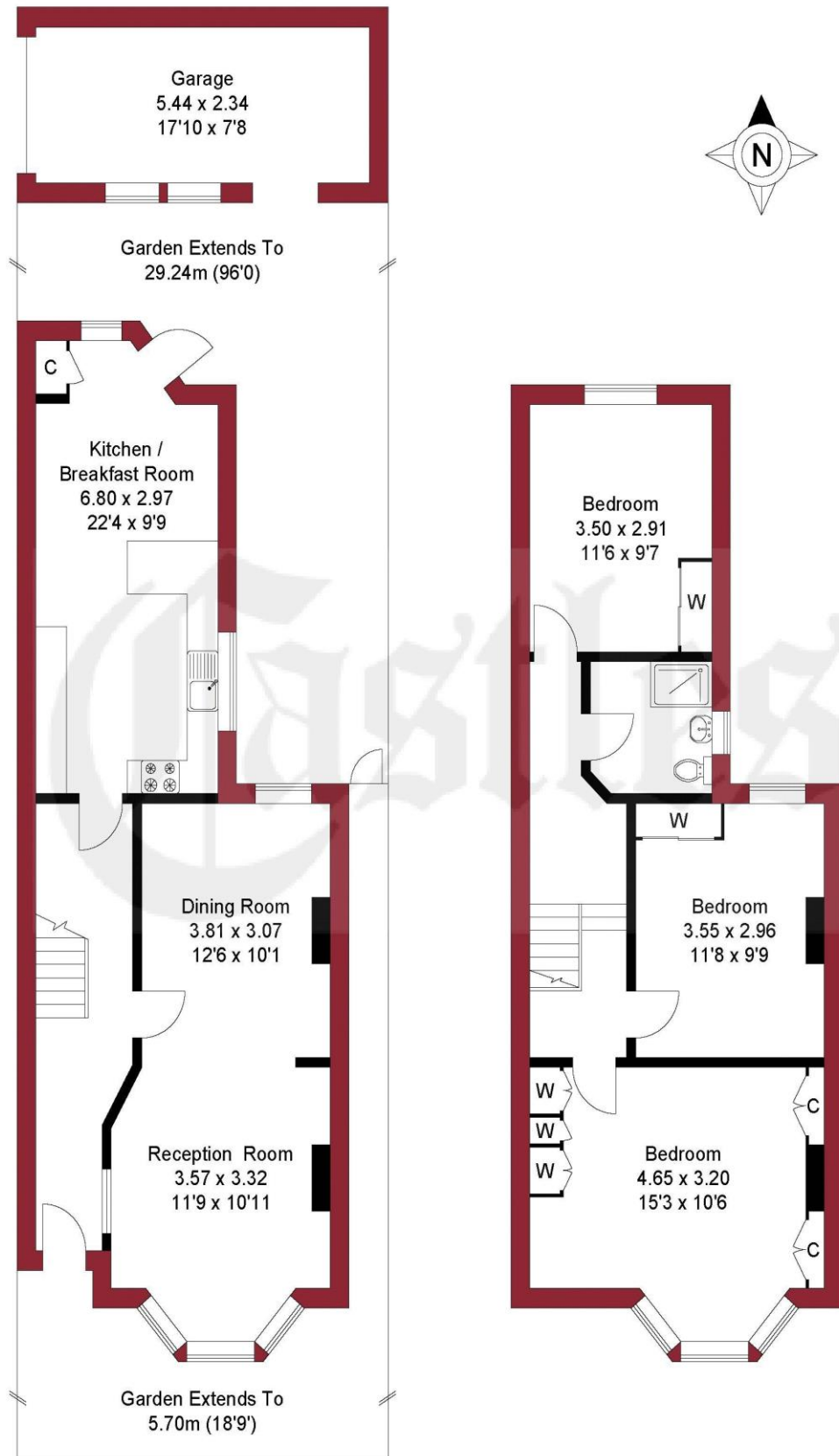
# Castles

020 8804 8000  
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APPROXIMATE GROSS INTERNAL AREA  
 109.45 sqm / 1178.11 sqft (Excluding Garage)  
 122.18 sqm / 1315.13 sqft (Including Garage)



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."

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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