



**Arnold Avenue East, EN3 6JB**

Offers In Excess Of £450,000

Freehold

**Castles**







## Arnold Avenue East, EN3 6JB

A well presented recently refurbished and extended 3 bedroom mid terraced family house located in a quiet cul-de-sac off Aldridge Avenue, close to the River Lea and within approximately 0.5m of Enfield Lock train station (serving London Liverpool Street). An internal viewing is highly recommended and features include: potential for front off street parking, double glazing, gas central heating, ground floor shower room, spacious living room, modern 1st floor family bathroom, modern extended kitchen/diner, 3 bedrooms, rear garden, garage to rear via rear service road.

EPC Rating: C

Council Tax Band: C

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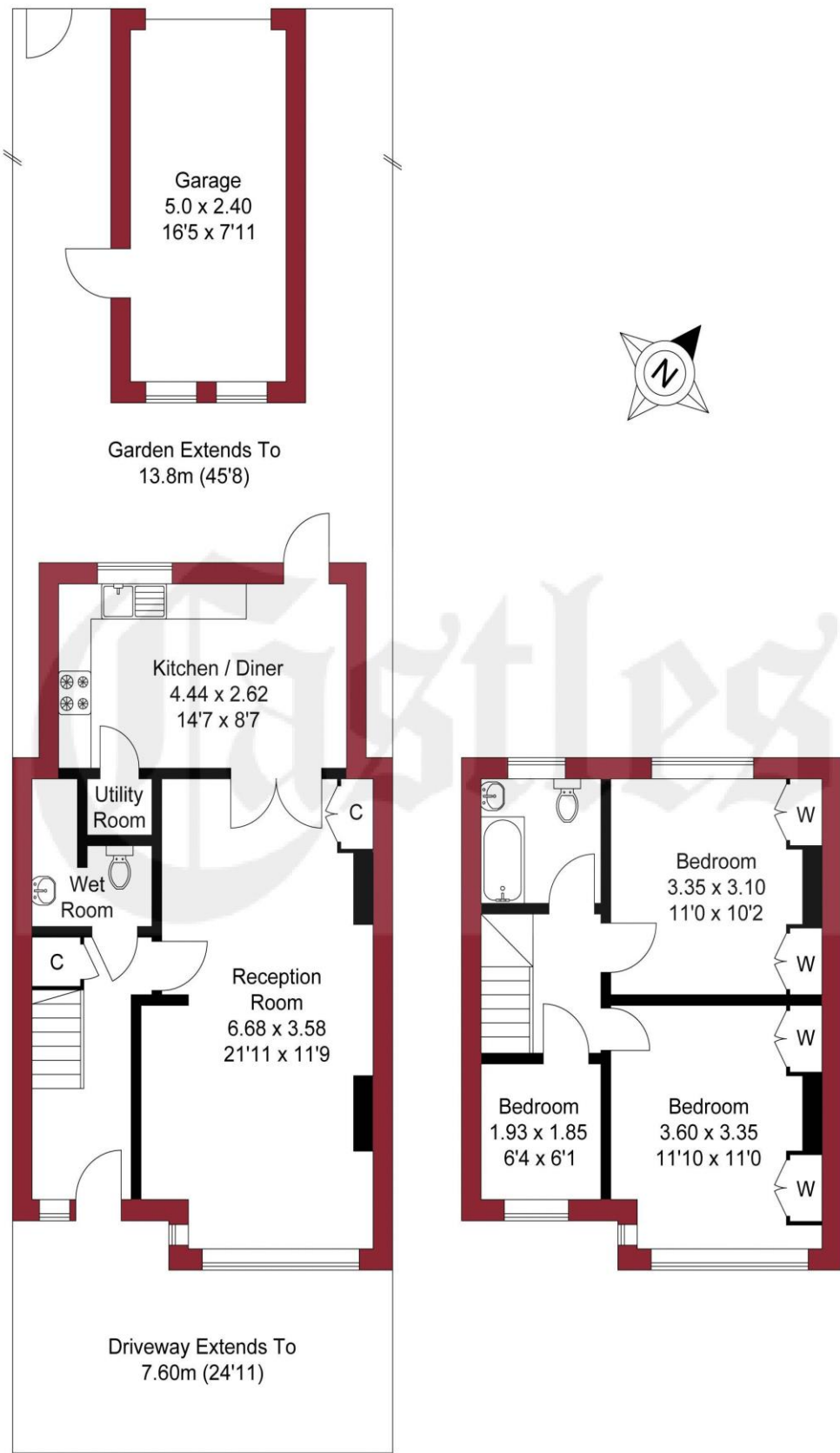
# Castles

020 8804 8000  
enfield@castles.london





APPROXIMATE GROSS INTERNAL AREA  
79.20 sqm / 852.50 sqft (Excluding Garage)  
91.20 sqm / 981.66 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

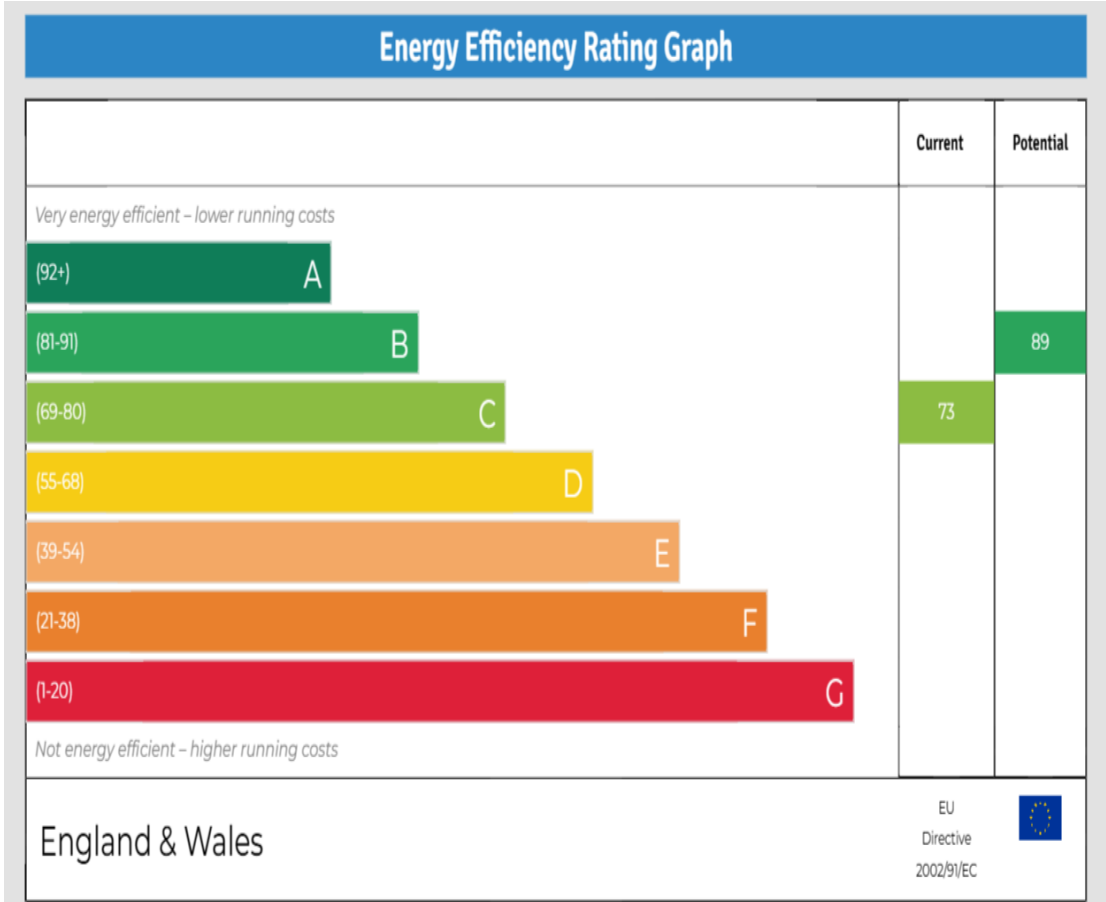
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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.”



243-245 Hertford Road  
Enfield, EN3 5JJ  
0208 804 8000  
enfield@castles.london  
www.castles.london

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