

Castles

ASKING PRICE

£465,000

Totteridge Road

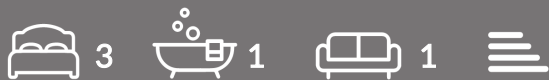
Enfield, EN3 6NE

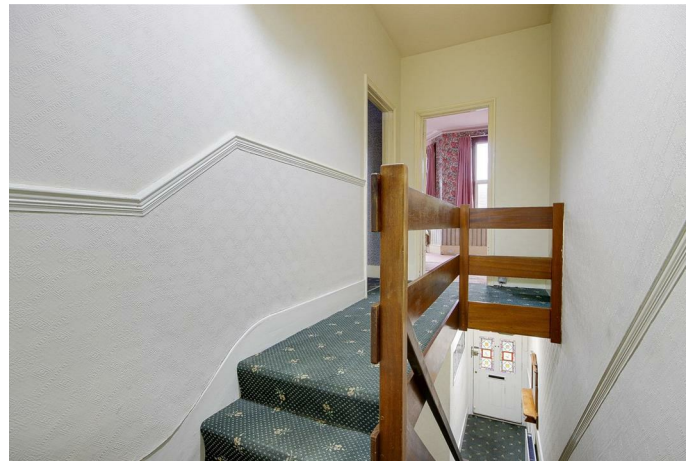
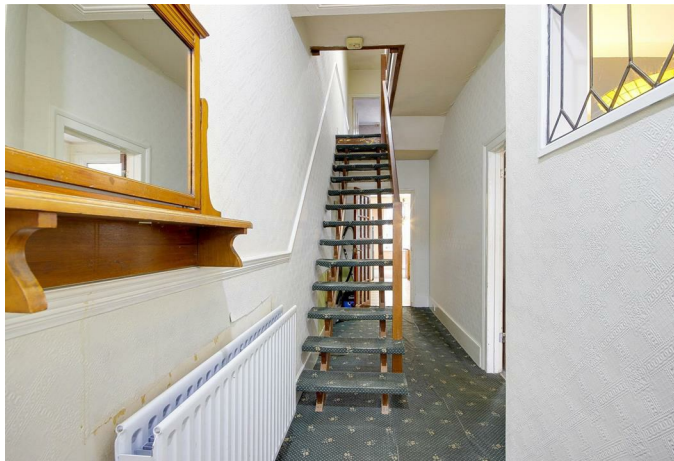




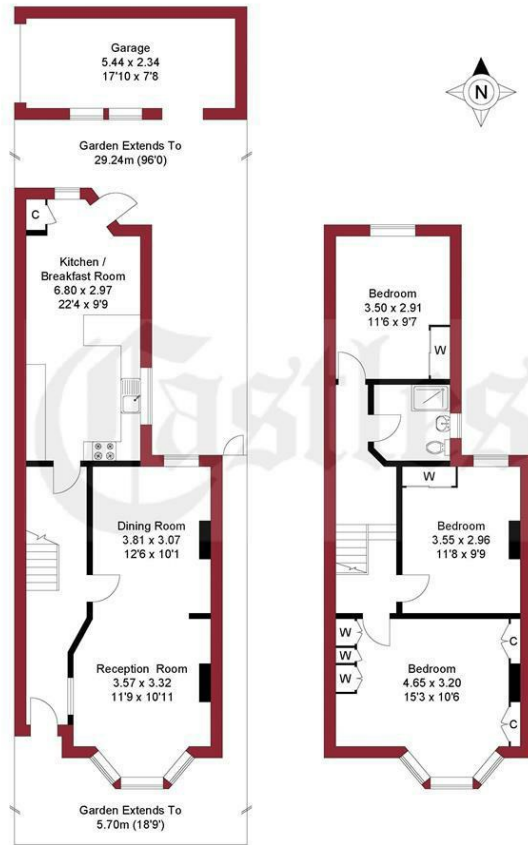
PROPERTY SUMMARY

A larger than usual bay fronted 3 bedroom end of terraced older 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.





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

A guide to the area

AREA GUIDE TEXT



House - End Terrace

Freehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

243 - 245 Hertford Road
Enfield
London
EN3 5JJ

OFFICE DETAILS

0208 804 8000
enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	