

# Castles



ASKING PRICE

**£500,000**

**Monroe Crescent**

Enfield, EN1 4HT

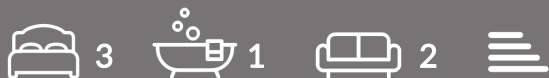
MONROE  
CRESCENT  
EN1





## PROPERTY SUMMARY

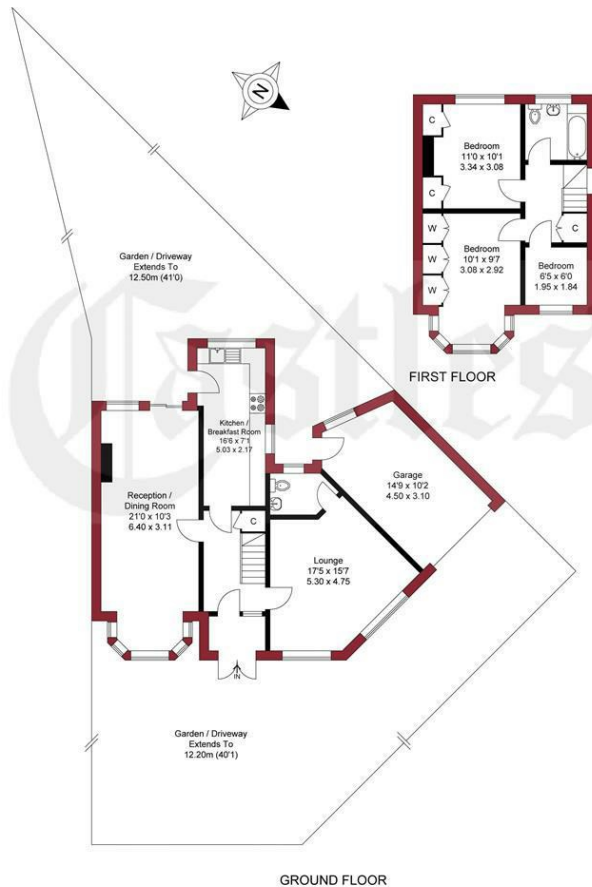
An extended 3/4 bedroom bay fronted semi-detached family house located in a residential turning off Pembroke Avenue in EN1 close to Carterhatch Lane and local schools. The property requires some cosmetic modernising and is offered for sale on a chain free basis and offers spacious and flexible family accommodation. Viewing is recommended. Features include: spacious through lounge, extended kitchen, double glazing, gas central heating, front off street parking, garage to side, ground floor bedroom 4/2nd reception room with ground floor WC, 1st floor family bathroom, large frontage/corner plot, chain free sale.







APPROXIMATE GROSS INTERNAL AREA  
98.19 sqm / 1056.90 sqft (Excluding Garage)  
113.52 sqm / 1221.91 sqft (Including Garage)



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

## A guide to the area

### AREA GUIDE TEXT



House - Semi-Detached

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	