



# Castles

OFFERS IN EXCESS OF  
**£500,000**  
**St. Georges Road**  
Enfield, EN1 4TX





## PROPERTY SUMMARY

A round bay fronted 1930's style 3 bedroom mid-terraced family house located close to Forty Hall Country Park and close to local schools including Forty Hill and Worcesters. The property is offered for sale chain free and has fantastic potential for incoming buyers. Viewing is highly recommended. Features include: front off street parking, double glazing, spacious living room, kitchen, 1st floor family bathroom, 3 bedrooms, bay fronted, rear garden, rear extension or loft conversion potential (subject to planning permission), chain free sale.

Agents Note:- We are advised the gas supply has been disconnected and the central heating system is not working currently.

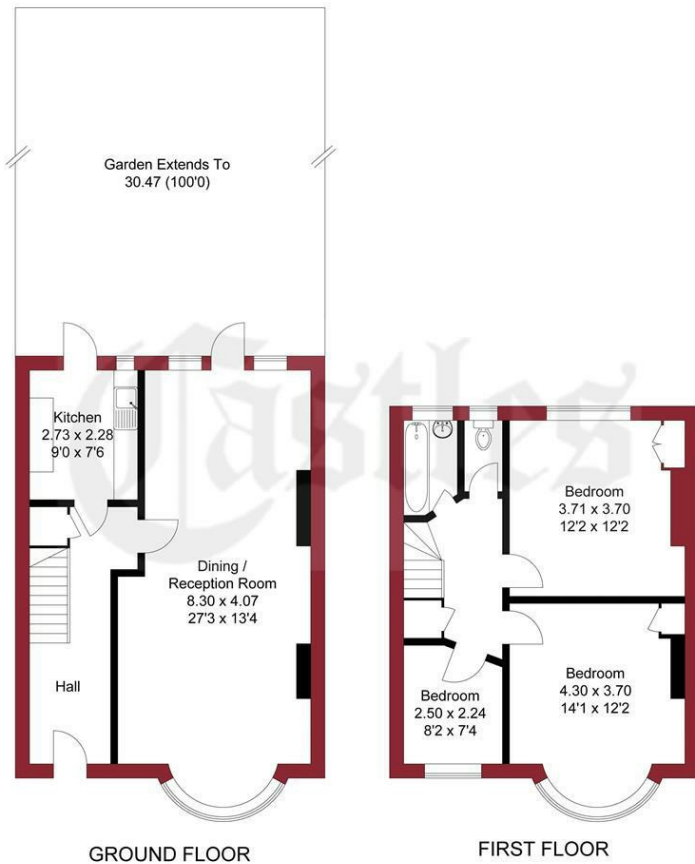








APPROXIMATE GROSS INTERNAL AREA  
95.30 sqm / 1025.80 sqft



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

## A guide to the area

AREA GUIDE TEXT



House - Terraced

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			
(62-91) 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	