



Castles

ASKING PRICE

**£415,000**

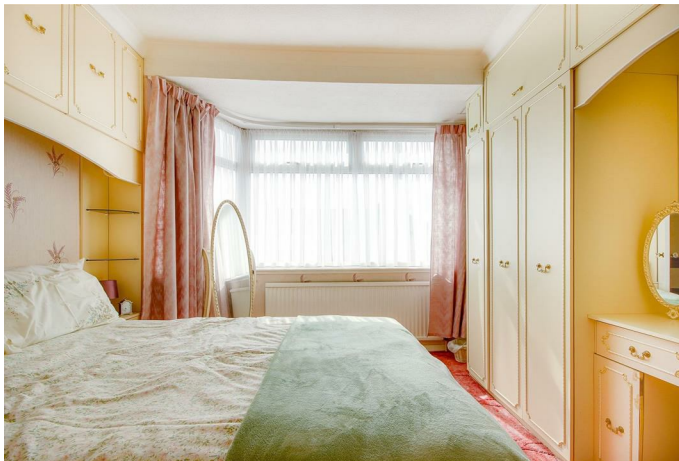
**Balmoral Road**

Enfield, EN3 6RG

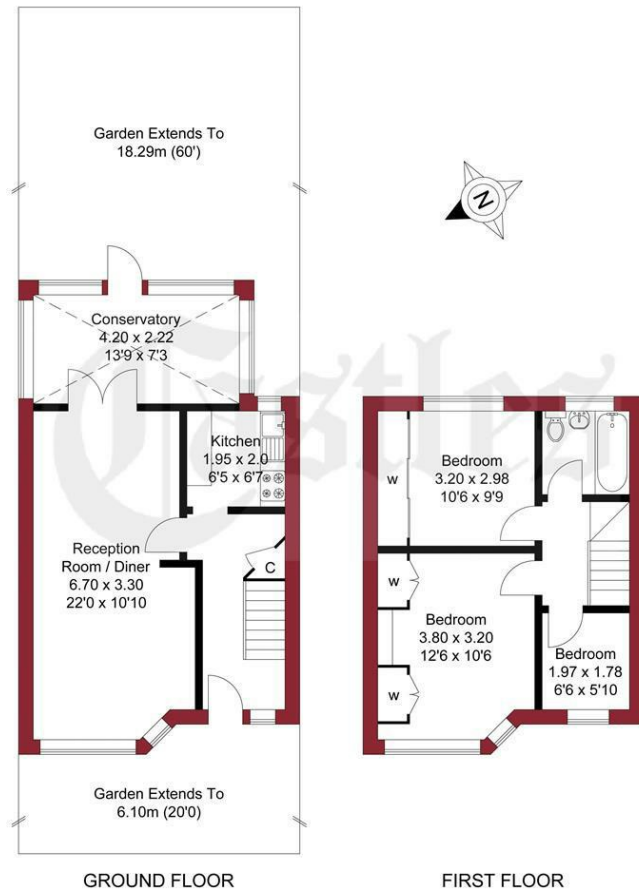
## PROPERTY SUMMARY

A three bedroom mid terraced house located in a cul-de-sac off Larmans Road, close to Turkey Street train station and close to local shops, bus routes and schools. The property requires some cosmetic modernising, but offers fantastic potential for incoming buyers and is offered for sale chain free. Features include 3 bedrooms, living room, 1st floor bathroom, kitchen, large rear garden with rear access, extension or loft conversion potential (subject to planning permission), cul de sac location, chain free sale. Viewing is recommended.





APPROXIMATE GROSS INTERNAL AREA  
75.44 sqm / 812.02 sqft



For a guide to the area  
please scan this code for  
more information



House - Terraced

Freehold

**Council:** Paul Robinson Solicitors

**Council Tax Band:** C

**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			
(92-100)	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