



# Castles

ASKING PRICE

**£425,000**

**Lytton Avenue**

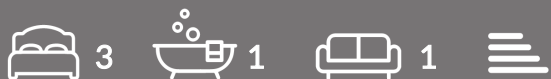
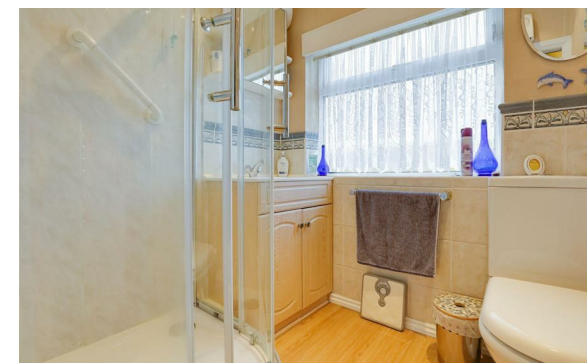
Enfield, EN3 6EN



## PROPERTY SUMMARY

A well presented and extended 3 bedroom mid-terraced family house located in a quiet residential road off Newbury Avenue, within approximately 0.2m of Enfield Lock Train Station and close to local schools and parks. Viewing is recommended.

Features include: front off street parking, double glazing, ground floor WC, 1st floor family bathroom, 3 bedrooms, spacious through lounge, extended kitchen/diner, well kept rear garden, viewing is recommended.

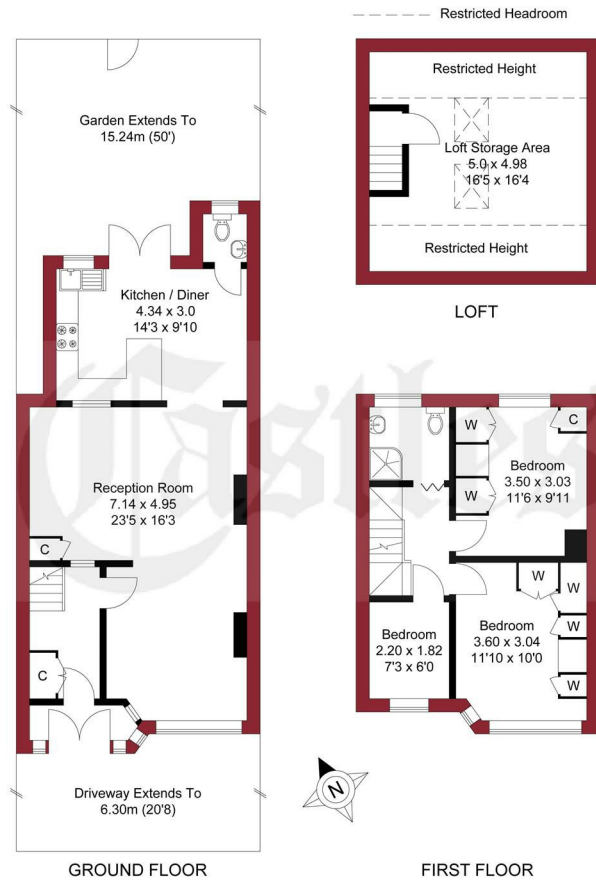




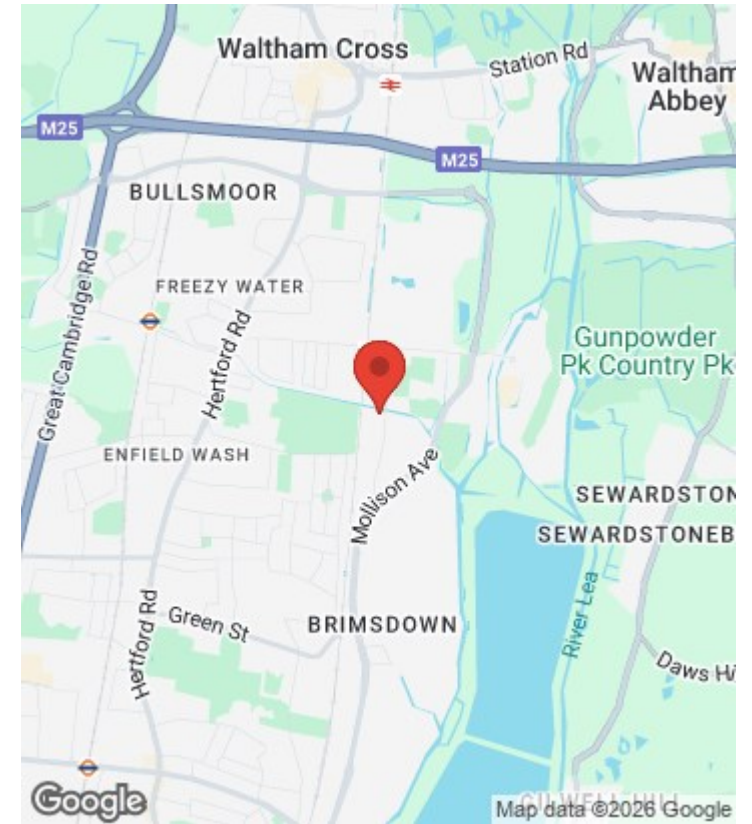




APPROXIMATE GROSS INTERNAL AREA  
85.50 sqm / 920.31 sqft (Excluding Loft Storage)  
110.25 sqm / 1186.72 sqft (Including Loft Storage)



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



House

Freehold

**Council:** Enfield

**Council Tax Band:** C

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			
A	(12-14)		
B	(15-17)		
C	(18-20)		
D	(21-23)		
E	(24-26)		
F	(27-29)		
G	(30-35)		
Not energy efficient - higher running costs			
England & Wales			