



# Castles

ASKING PRICE

**£400,000**

**Brimsdown Avenue**

Enfield, EN3 5HY



## PROPERTY SUMMARY

A three-bedroom terraced tunnel-linked house ideally situated in a highly sought-after location, offering convenience and comfort for modern family living. The property benefits from three well proportioned bedrooms, two bathrooms, kitchen dining and seperate living room. Positioned within close proximity to a wide range of amenities, residents will enjoy easy access to shopping facilities, excellent transport links, reputable local schools, bus routes, and scenic parkland. For commuters, Brimsdown Overground Station provides swift connections into London Liverpool Street.

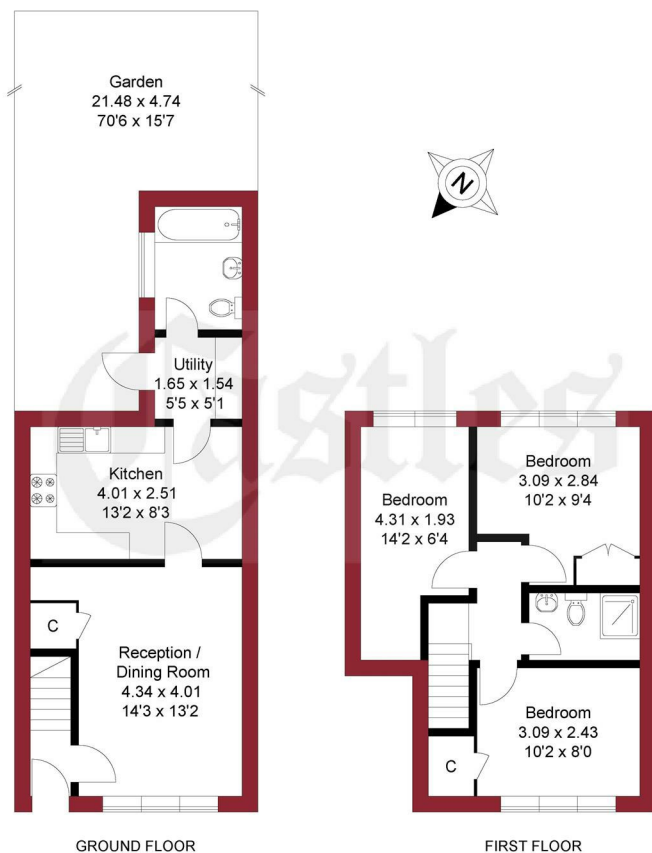






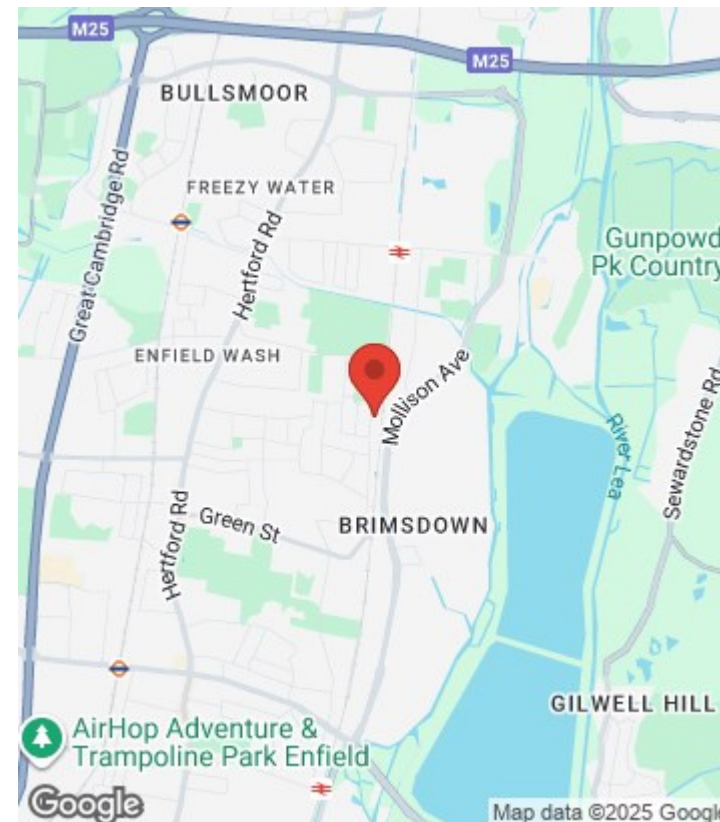
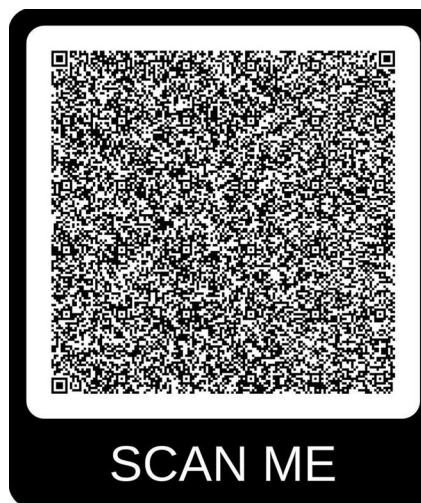


APPROXIMATE GROSS INTERNAL AREA  
68.68 sqm / 739.26 sqft



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

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



House

Freehold

**Council:**

**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 |   |         |           |
| 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                             |   |         |           |