



# Castles

GUIDE PRICE

**£500,000**

**Hazelwood Road**

Enfield, EN1 1JQ Freehold

## PROPERTY SUMMARY

A 3 bedroom end of terraced family house located in this desirable cul-de-sac located off Ladbroke Road, less than 0.5m from Bush Hill Park Train Station and close to local shops and well regarded local schools. The property is offered for sale chain free and offers fantastic potential for the incoming buyers to extend/create a loft conversion (STPP). An internal viewing is recommended.

Features include:-

2 reception rooms,

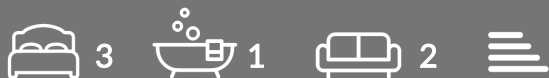
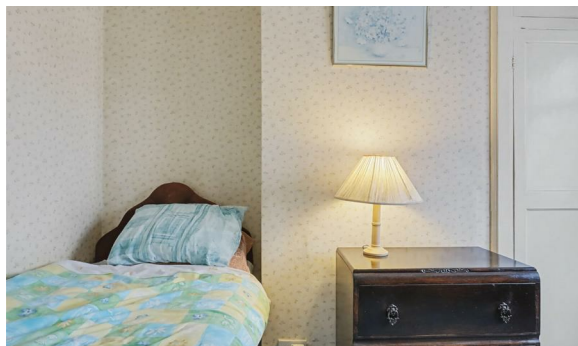
Kitchen,

1st floor family bathroom,

Large south facing rear garden,

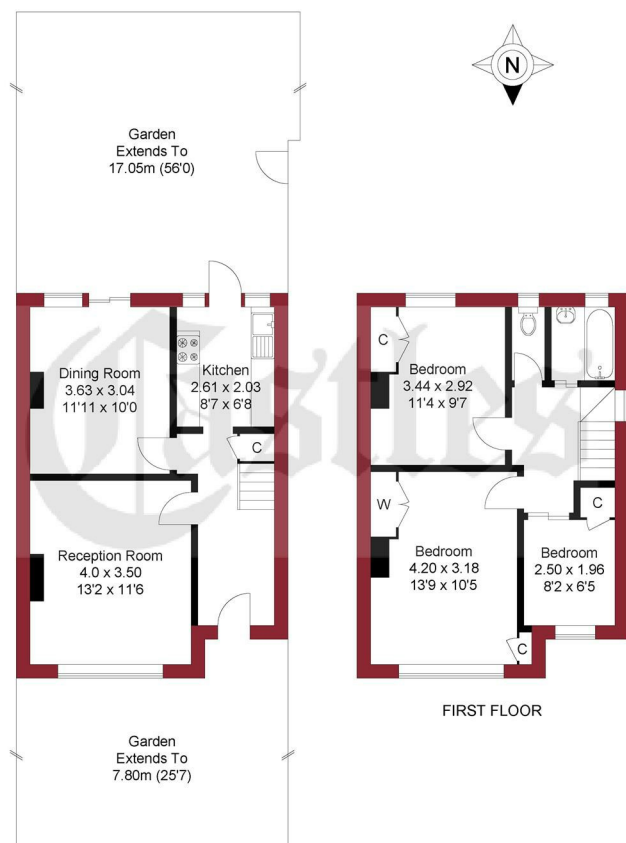
Gas central heating and double glazing,

Modernising required.





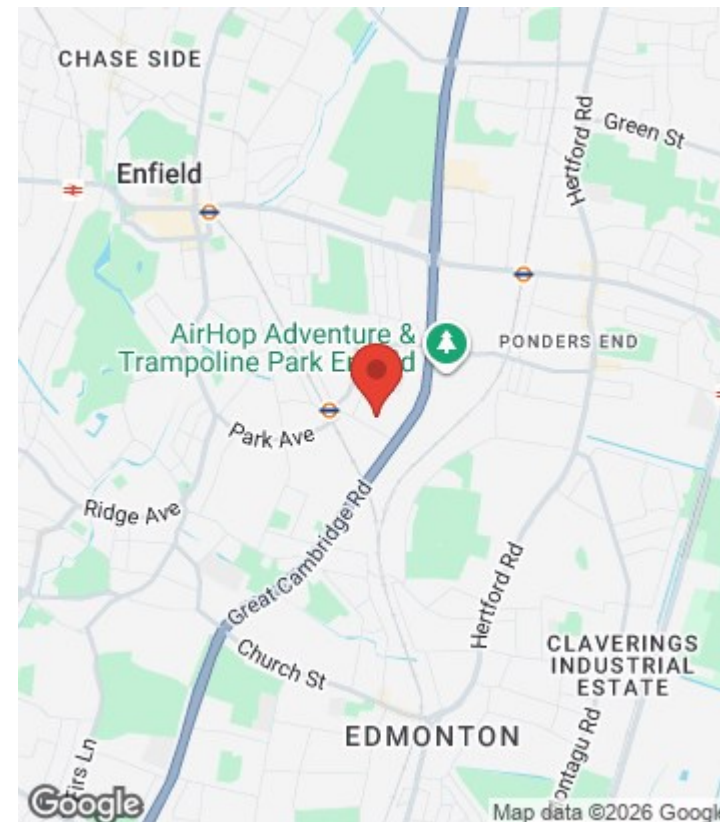
APPROXIMATE GROSS INTERNAL AREA  
79.55 sqm / 856.26 sqft



GROUND FLOOR

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:** Enfield

**Council Tax Band:** D

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 |  |         |           |
| (92-101) 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