

# Castles



ASKING PRICE

**£465,000**

**Connop Road**

Enfield, EN3 5XG

## PROPERTY SUMMARY

A well-presented three-bedroom terraced home with the benefit of a driveway, ideal for family living.

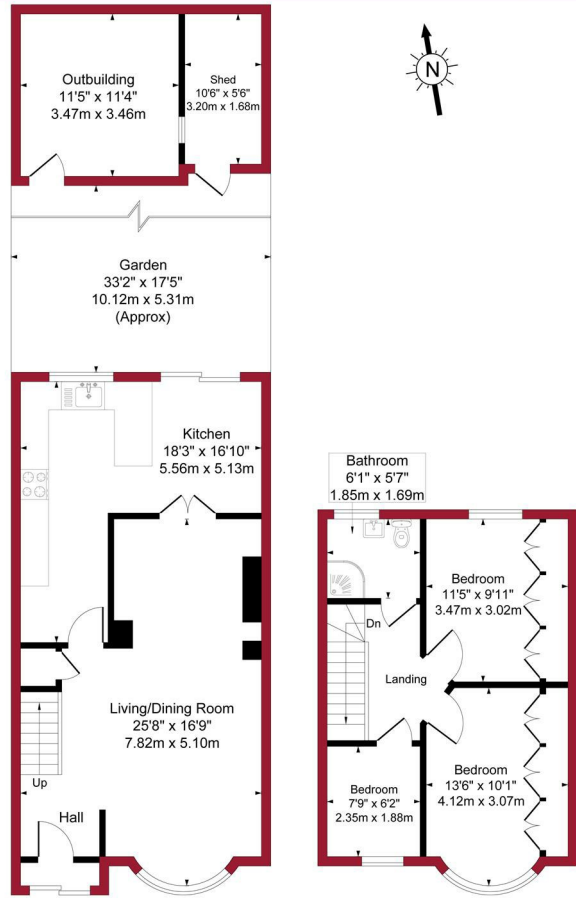
Upon entering, you are welcomed into a bright and spacious living/dining room, providing a comfortable setting for both everyday living and entertaining. To the rear, the property features an extended L-shaped kitchen, offering excellent workspace and a practical layout. Upstairs comprises three well-proportioned bedrooms along with a family bathroom. The property also offers potential to extend into the loft (subject to planning permission), making it a great option for those looking to add further space in the future.





**Connop Road, Enfield, EN3**

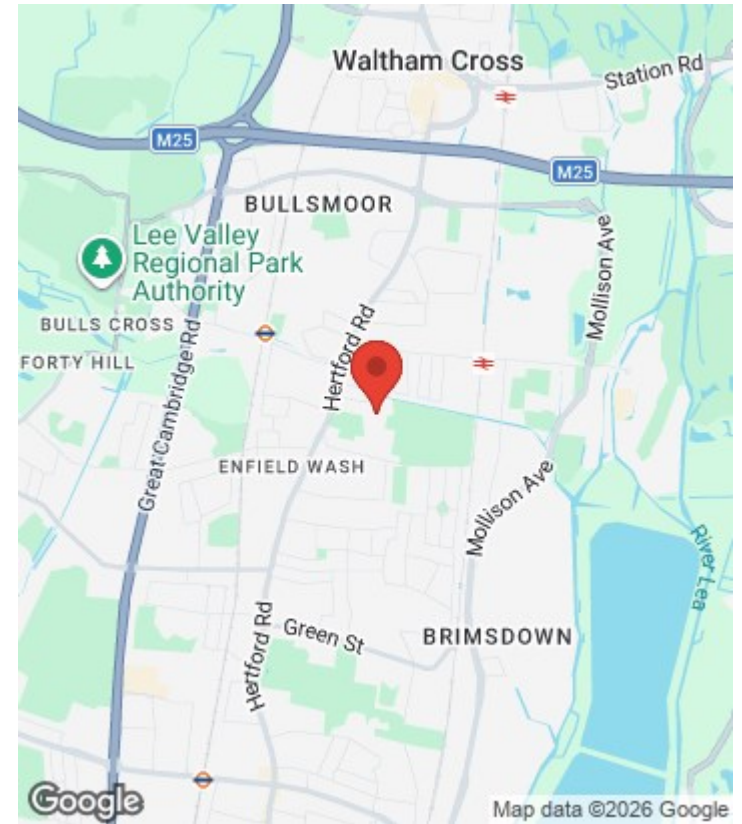
Approximate Gross Internal Area = 1175 sq ft / 109 sq m  
(Including Outbuilding)



Ground Floor  
Gross Internal  
Floor Area 767 sq ft / 71.2 sq m

First Floor  
Gross Internal  
Floor Area 408 sq ft / 37.8 sq m

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



House - Terraced

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			
102-91kWh/m²	A		
91-81kWh/m²	B		
80-69kWh/m²	C		
55-48kWh/m²	D		
39-34kWh/m²	E		
21-38kWh/m²	F		
1-20kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	