



Castles

OFFERS OVER

£750,000

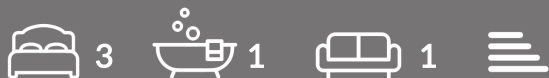
Castleleigh Court

Enfield, EN2 6JD Freehold

## PROPERTY SUMMARY

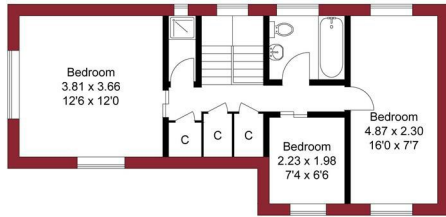
A rarely available opportunity to purchase this double fronted detached 3 bedroom family house, located in a highly desirable quiet cul-de-sac off London Road, within 0.5m of Enfield Town Centre and Train Station and Bush Hill Park Train Station. The property is in close proximity to Enfield Town Park and a selection of desirable schools. The property would make an ideal family house and is offered for sale on a chain free basis. Viewing is highly recommended and further features include:-

Gas central heating,  
Double glazing,  
Separate living room and spacious kitchen/diner,  
Rear garden and Carriage driveway,  
Scope for extension (subject to planning permission),  
Ground floor WC,  
Conservatory,  
1st floor family bathroom,  
Quiet cul-de-sac location.

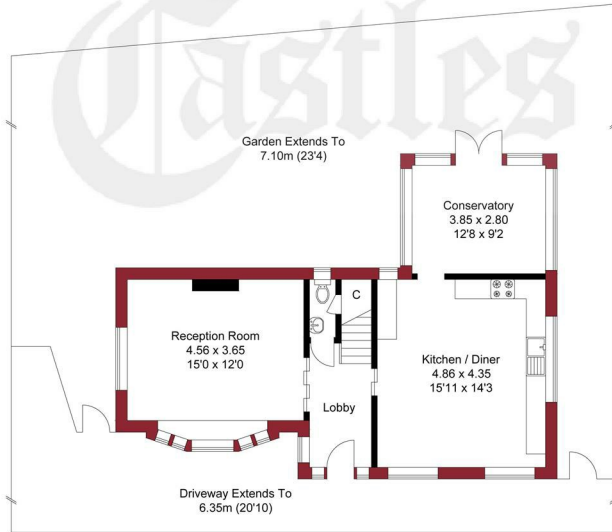




APPROXIMATE GROSS INTERNAL AREA  
102.94 sqm / 1108.03 sqft



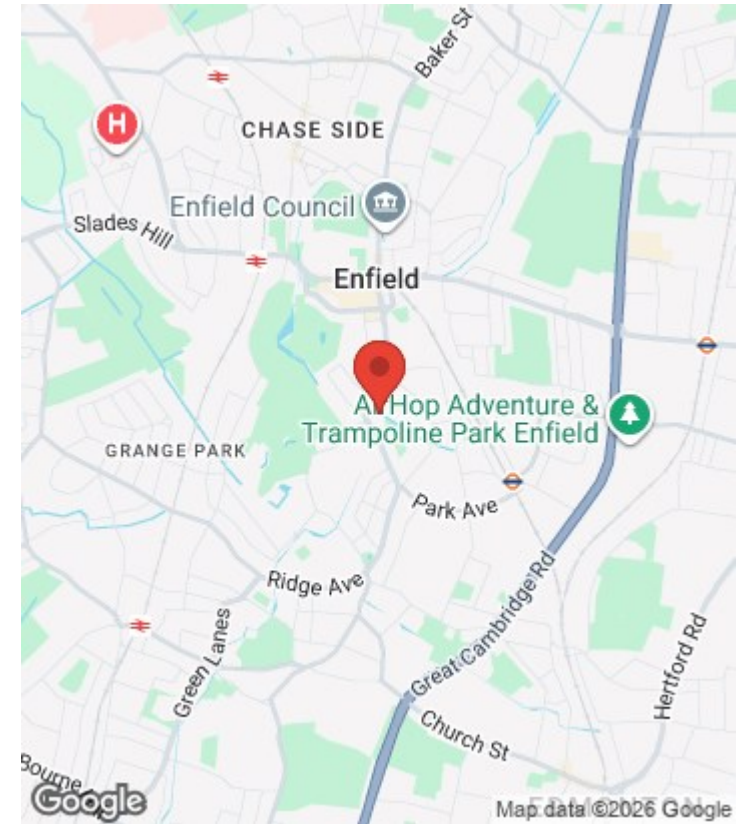
FIRST FLOOR



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 - Detached

Freehold

**Council:** Enfield

**Council Tax Band:** F

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 (ph1)                                   | A |                         |           |
| 61-91                                       | B |                         |           |
| 39-60                                       | C |                         |           |
| 15-68                                       | D |                         |           |
| 1-54  | E |                         |           |
| 1-38  | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |