



BREENS

Marilyne Avenue

Enfield · EN3

ASKING PRICE

£465,000

FREEHOLD



BREENS

THE HOME

Marrilyne Avenue

Enfield · EN3

KEY FEATURES

- Three Bedroom Family Abode
- Mid Terraced Extended Property
- Through Lounge
- First Floor Family Bathroom
- Tastefully Decorated Throughout
- Garage to Rear
- Off Street Parking to Front
- Walking Distance to Enfield Lock Train Station

EPC RATING

D

COUNCIL TAX BAND

D

3

BEDROOMS

1

BATHROOMS

1

RECEPTIONS



BREENS

Outbuilding
Approx. 16.2 sq. metres (174.6 sq. feet)



BREENS

GET IN TOUCH

020 8804 8989

enfield@breens.property

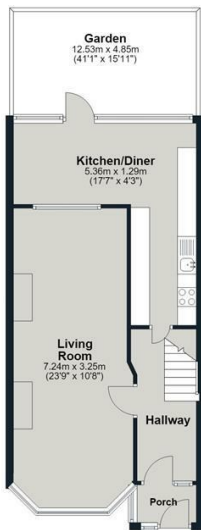
www.breens.property

VISIT US

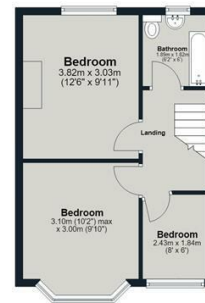
557- 559 Hertford Road, Enfield, EN3 5UQ

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.

Ground Floor
Approx. 32.1 sq. metres (346.0 sq. feet)
(excluding Garden)



First Floor
Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 sq. feet)
Marrilyne Avenue