

# Castles



ASKING PRICE

**£445,000**

**Balmoral Road**

Enfield Enfield, EN3 6RQ

Freehold

## PROPERTY SUMMARY

Castles Estate Agents are pleased to offer this chain-free three-bedroom terraced house, situated on a quiet residential road in Freezywater. The property is well located for Enfield Lock and Turkey Street stations, providing good transport links and access to local amenities.

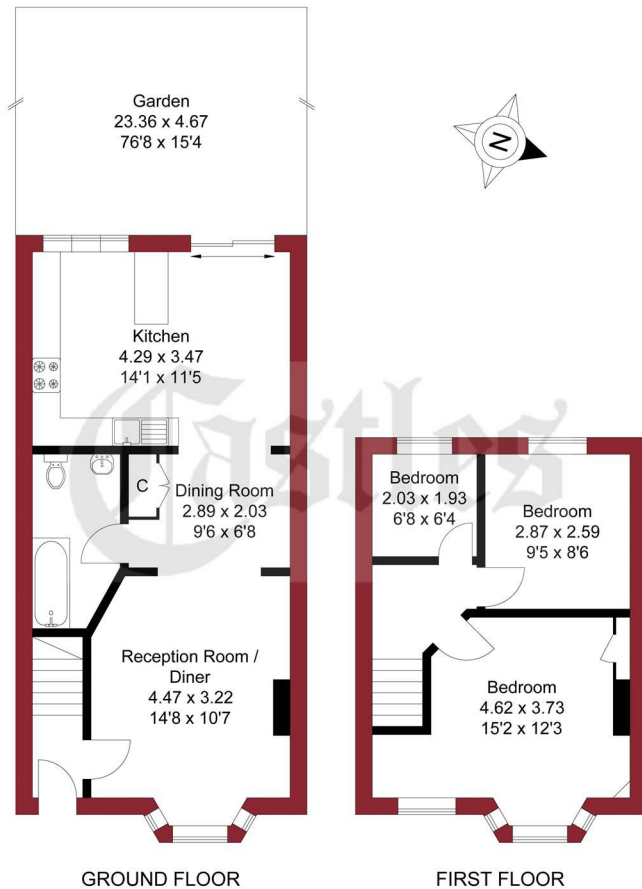
The accommodation comprises a spacious lounge, an additional reception room, kitchen/diner, ground floor bathroom, two double bedrooms, and one single bedroom. Further benefits include double glazing, gas central heating, off-street parking, and a good-sized rear garden.

This property represents an excellent opportunity for investors or first-time buyers.

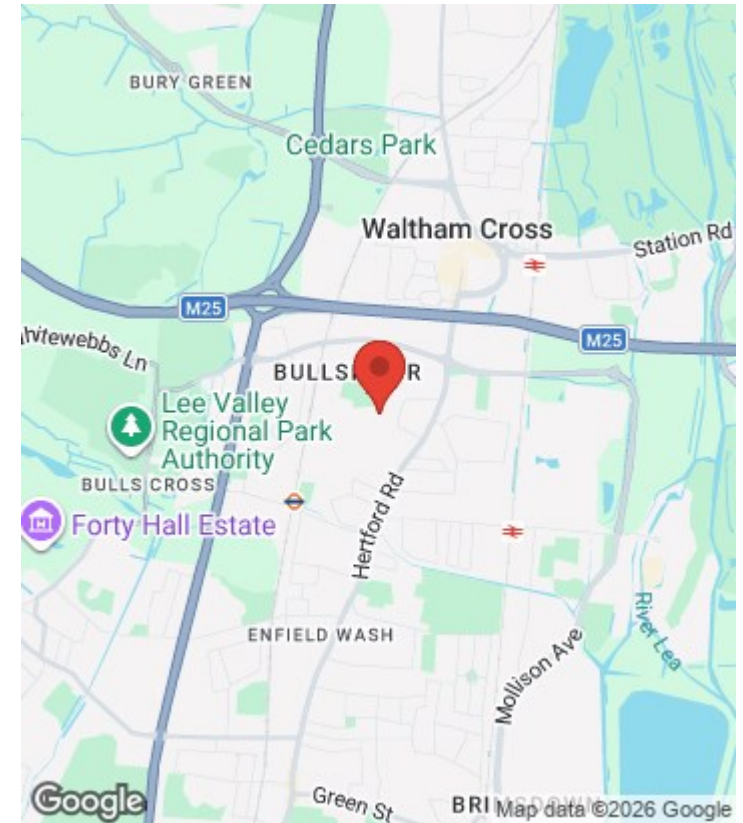




APPROXIMATE GROSS INTERNAL AREA  
74.78 sqm / 804.92 sqft



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



House - Terraced

Freehold

**Council:** Enfield

**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 |         |         |           |
| A                                           | (12-15) |         |           |
| B                                           | (16-20) |         |           |
| C                                           | (21-25) |         |           |
| D                                           | (26-30) |         |           |
| E                                           | (31-35) |         |           |
| F                                           | (36-40) |         |           |
| G                                           | (41-45) |         |           |
| Not energy efficient - higher running costs |         |         |           |
| EU Directive 2002/91/EC                     |         |         |           |
| England & Wales                             |         |         |           |