



# Castles

ASKING PRICE

**£450,000**

**Cowland Avenue**

Enfield, EN3 7DX Freehold

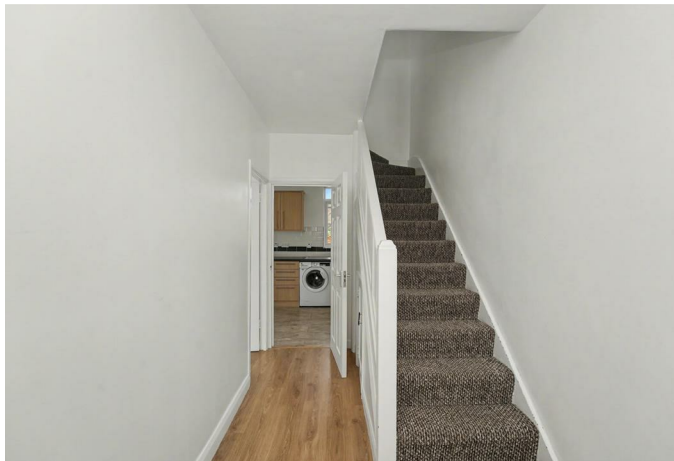
## PROPERTY SUMMARY

A well presented 3 bedroom tunnel-terraced family house located in a quiet cul-de-sac off The Ride in Enfield Highway within easy reach of amenities, local schools, parks and a selection of schools & stations, to include Southbury, Ponders End & Brimsdown. The house is offered for sale chain free and is in good order throughout. Viewing is recommended.

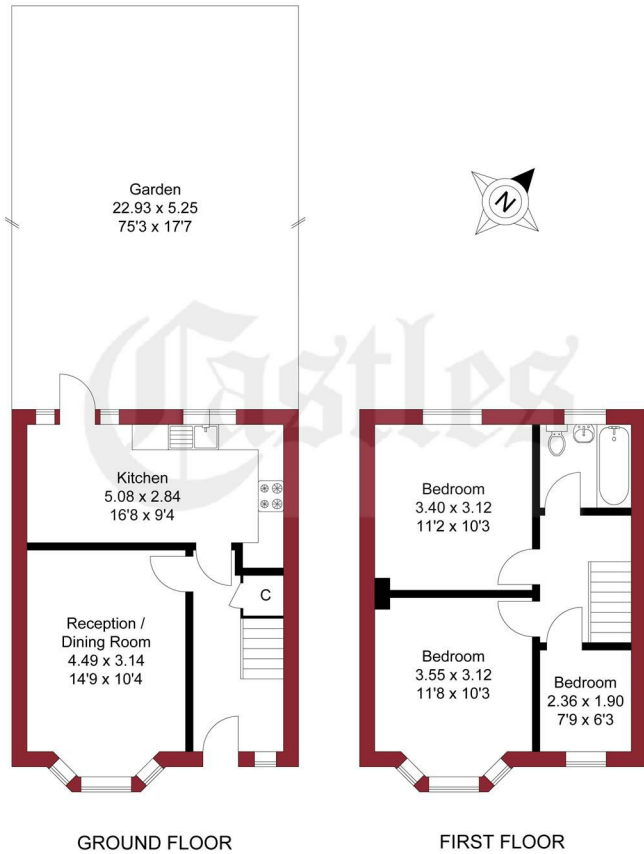
Features include:-

Double glazing,  
Gas central heating,  
Living room,  
Kitchen/diner,  
Modern 1st floor bathroom,  
Large rear garden,  
Newly replaced roof,  
Front hard-standing.

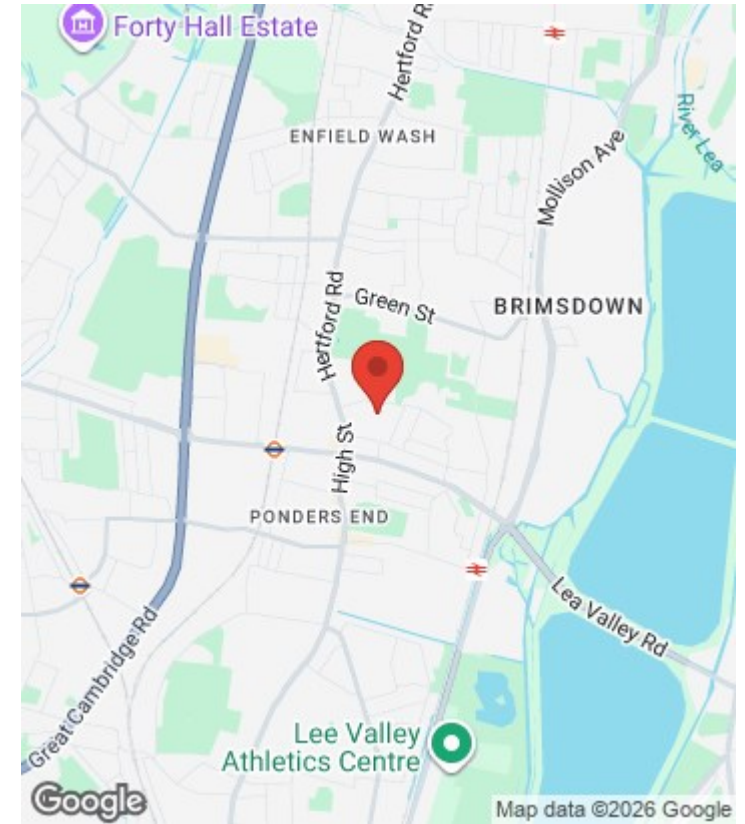




APPROXIMATE GROSS INTERNAL AREA  
67.44 sqm / 725.91 sqft



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



House

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			
92-100	A		
81-91	B		89
69-80	C	67	
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	