

# Castles



ASKING PRICE

**£490,000**

**Lombard Avenue**

Enfield, EN3 5LN Freehold

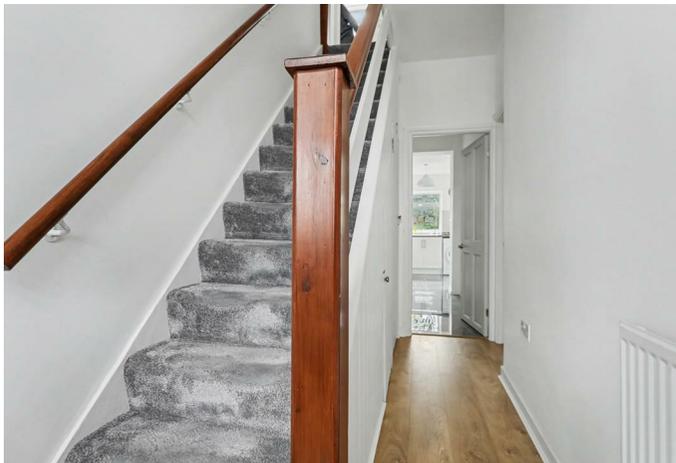
## PROPERTY SUMMARY

A well presented and extended 3 bedroom tunnel terraced family house located off Addison Road in Enfield Highway located within easy reach of local shops, schools and approximately 1m of Brimsdown Station (serving London Liverpool Street). The property offers spacious family accommodation and viewing is highly recommended.

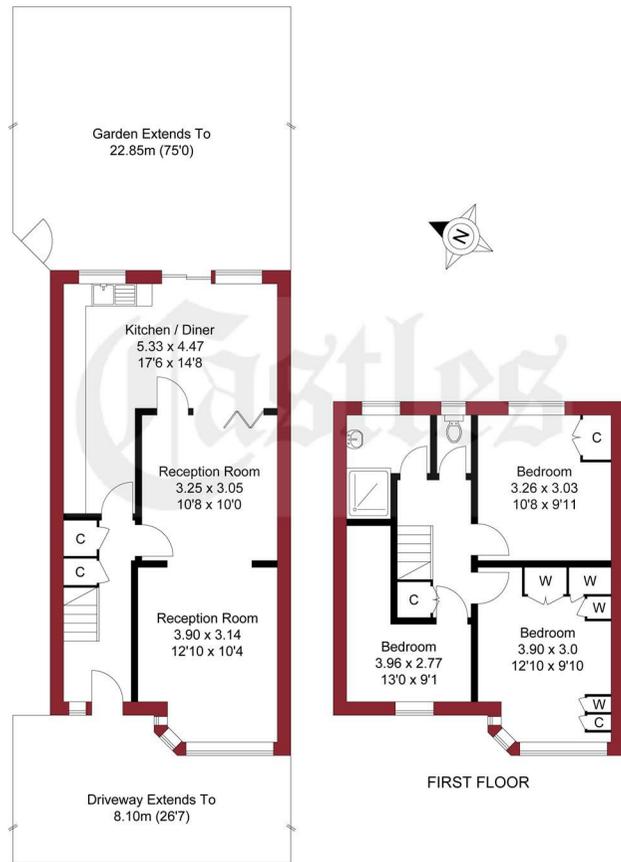
Features include:-

- Front off street parking for 2 cars,
- Double glazing,
- Gas central heating,
- Through lounge,
- Extended kitchen/diner,
- 1st floor bathroom,
- Good size rear garden,
- Side tunnel access.





APPROXIMATE GROSS INTERNAL AREA  
87.29 sqm / 939.58 sqft

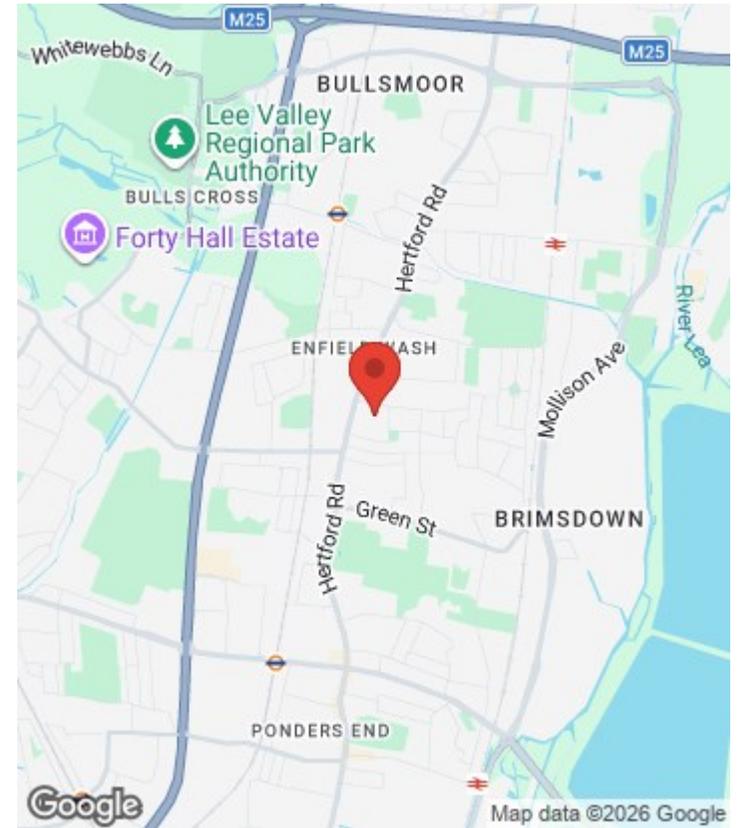


GROUND FLOOR

FIRST 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

Enfield

**Council:**

**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			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	