



BREENS

Bursland Road

Enfield · EN3

ASKING PRICE

£475,000

FREEHOLD



BREENS

THE HOME

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KEY FEATURES

- Offered To The Market Chain-Free
- End-Of-Terrace, Three Bedroom Family Home
- Light-Filled Entrance Hallway
- Spacious Living Reception Room, With An Adjoining Dining Room
- Generous Separate Fitted Kitchen
- Three Well-Proportioned Bedrooms
- First-Floor Family Bathroom
- Offering Excellent Scope To Modernise To Own Taste and Extend (STPP)
- Garden of Approx. 68FT
- Ideally Positioned Close To A Range Of Local Amenities & Great Transport Links

EPC RATING

D

COUNCIL TAX BAND

D

3

BEDROOMS

1

BATHROOMS

2

RECEPTIONS

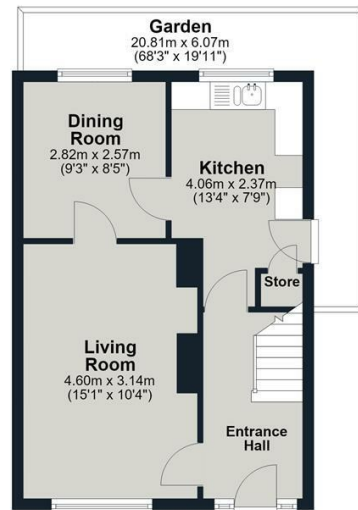




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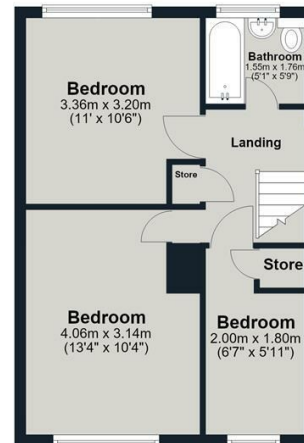
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)
(excluding Garden)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)

Bursland Road

BREENS

GET IN TOUCH

020 8804 8989

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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.