



# Castles

ASKING PRICE

**£600,000**

**Broadlands Close**

Enfield, EN3 5AE



## PROPERTY SUMMARY

Nestled in the tranquil cul-de-sac of Broadlands Close, Enfield, this spacious extended four-bedroom end of terrace family house presents an excellent opportunity for those seeking a comfortable home in a desirable location. Situated conveniently close to Hertford Road, the property is less than a mile from both Southbury and Brimsdown Train Stations, making it ideal for commuters. Families will appreciate the proximity to local schools and the lovely Durants Park, perfect for outdoor activities.

The house, which is offered for sale chain free, requires some updating and modernising, allowing you to personalise it to your taste. Upon entering, you will find a welcoming living room that leads to an extended kitchen, providing ample space for family gatherings and entertaining. The ground floor also features a fourth bedroom with an en-suite shower room, a convenient ground floor WC, and a utility room, enhancing the practicality of the home.

On the first floor, a large family bathroom serves the remaining bedrooms, ensuring comfort for all family members. The property boasts double glazing and gas central heating, contributing to a warm and inviting atmosphere throughout.

Outside, the south-facing rear garden is a delightful space for relaxation and outdoor activities, complemented by an outbuilding that offers additional storage or potential for a workshop. The front of the property provides off-street parking for two cars, adding to the convenience of this lovely family home.

We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers.

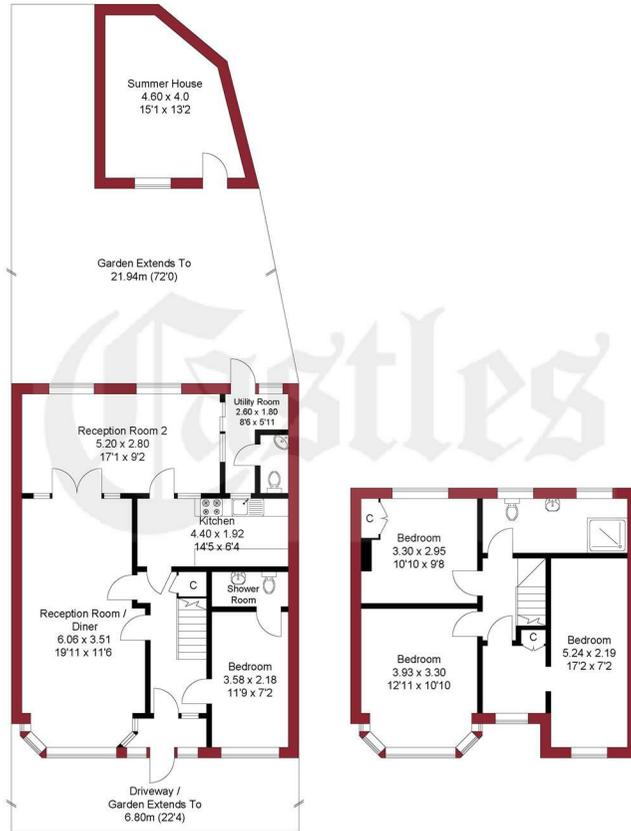
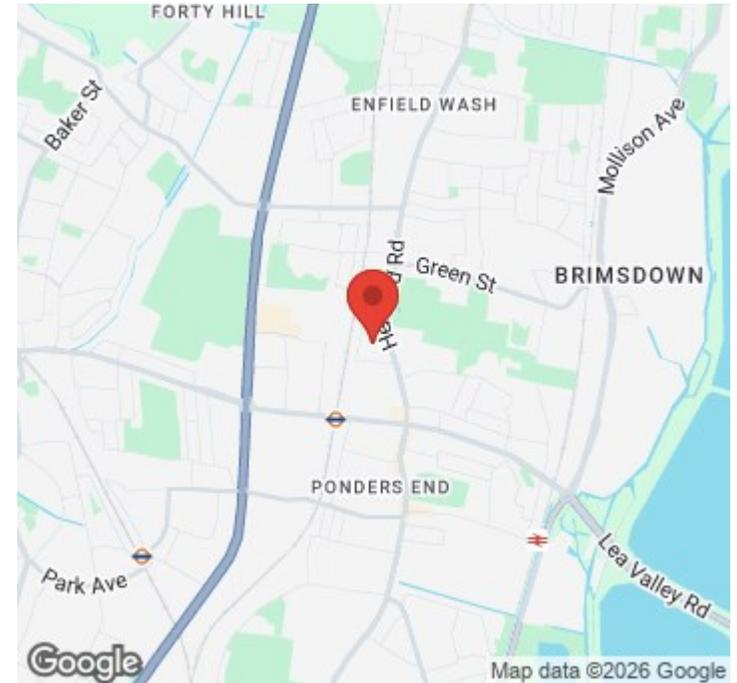




APPROXIMATE GROSS INTERNAL AREA  
 126.12 sqm / 1357.54 sqft (Excluding Shed)  
 140.77 sqm / 1515.23 sqft (Including Shed)

## A guide to the area

AREA GUIDE TEXT



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

House

Freehold

**Council:**

**Council Tax Band: D**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

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	(55-68) D		
(39-54) E	(21-38) F		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	