

Castles



ASKING PRICE

£525,000

Bullsmoor Lane

Enfield, EN3 6TE Freehold

PROPERTY SUMMARY

A larger than usual bay fronted halls adjoining 3 bedroom semi-detached house located on Bullsmoor Lane close to Waltham Cross and within 0.5m of Waltham Cross Train Station and close to local schools. The property requires general cosmetic updating and offers the incoming buyer fantastic potential for extension and loft conversion (STPP). The property is offered for sale chain free and viewing is highly recommended.

Features include:-

Garage via shared drive,
2 reception rooms.

Fitted kitchen,

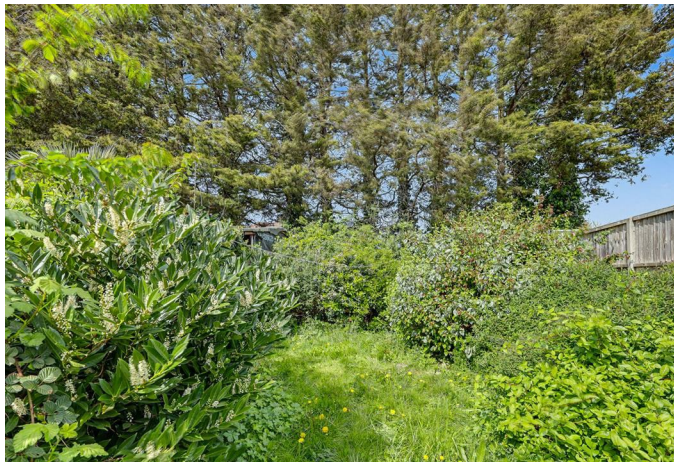
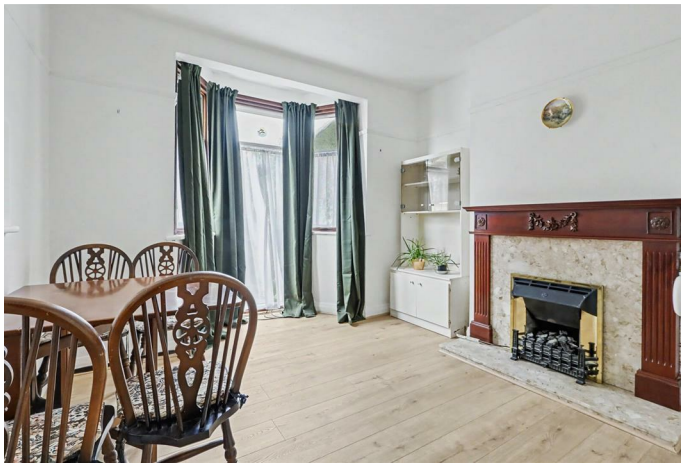
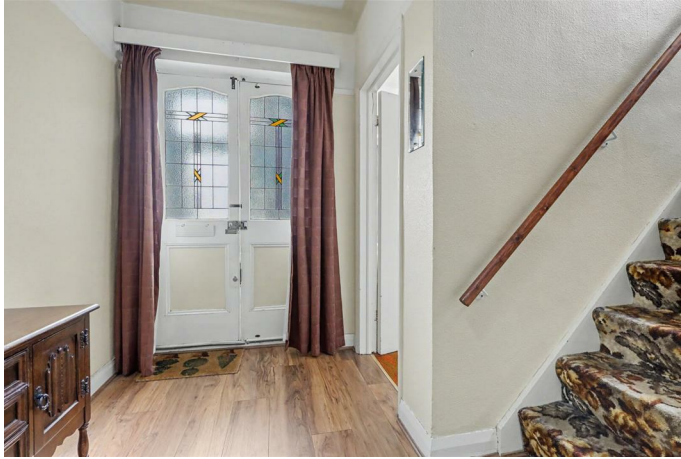
Ground floor WC,

1st floor bathroom,

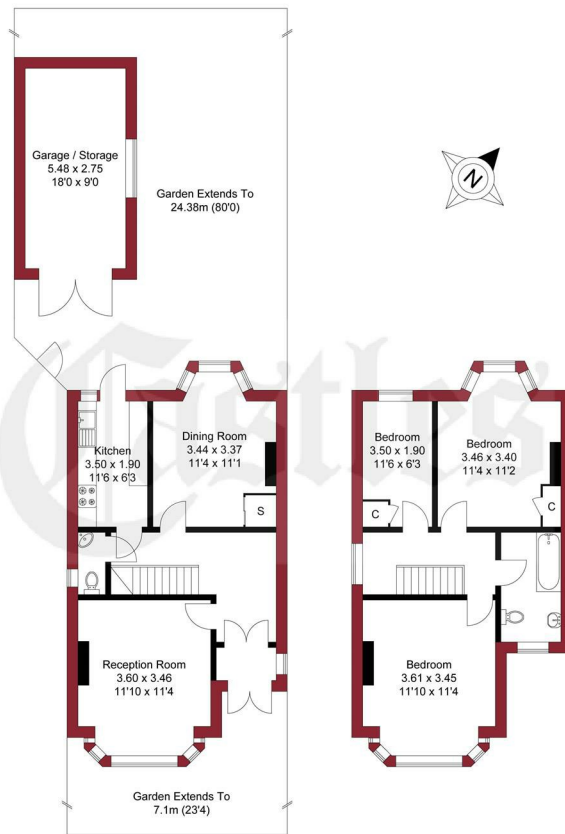
Gas central heating and double glazing,

Garden



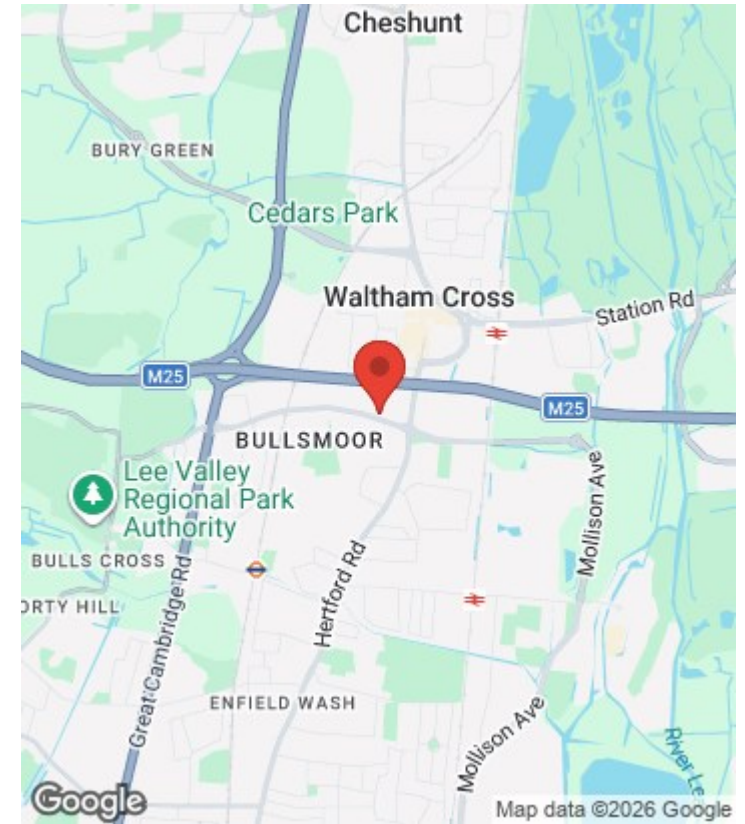
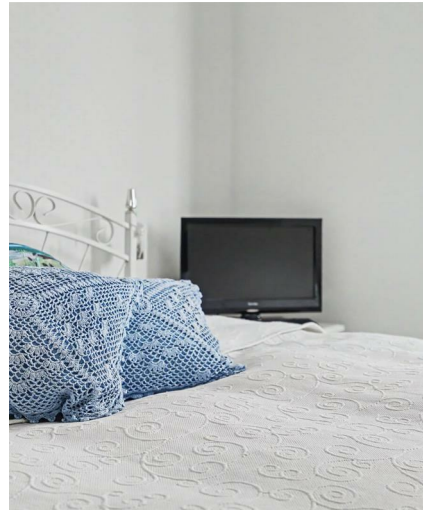


APPROXIMATE GROSS INTERNAL AREA
 96.39 sqm / 1037.53 sqft (Excluding Garage)
 111.46 sqm / 1199.74 sqft (Including Garage)



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
 Freehold
Council: Enfield
Council Tax Band: E

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B	(69-80) C	(55-68) D
(49-54) E	(35-38) F	(22-25) G	
Not energy efficient - higher running costs			
		79	49
England & Wales		EU Directive 2002/91/EC	