



BREENS

Beaconsfield Road

Enfield · EN3

ASKING PRICE

£450,000

FREEHOLD



# BREENS

THE HOME

## Beaconsfield Road

*Enfield · EN3*

### KEY FEATURES

- Offered To The Market Chain-Free
- Mid-Terrace Family Home Arranged Over Two Floors
- Three Spacious Bedrooms Served By First Floor Family Bathroom
- Large Living Reception Room
- Kitchen/Dining Room To Rear, Benefitting From Skylights, With Access To The Garden
- Ground Floor W/C
- Well-Maintained Rear Garden
- Driveway To The Front Providing Off-Street Parking For Approx. 2 Vehicles
- Offering Scope To Update and Modernise To Taste
- Conveniently Positioned, Within Close Proximity To Enfield Lock Station

---

EPC RATING

COUNCIL TAX BAND

D

---

3

BEDROOMS

1

BATHROOMS

1

RECEPTIONS



# BREENS

# BREENS



**Ground Floor**  
Approx. 63.5 sq. metres (683.7 sq. feet)  
(excluding Garden)



**First Floor**  
Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 103.2 sq. metres (1110.7 sq. feet)  
**Beaconsfield Rd**

GET IN TOUCH

**020 8804 8989**

enfield@breens.property

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.