

# Castles



ASKING PRICE

**£675,000**

**Ian Square**

Enfield, EN3 5ND Freehold

## PROPERTY SUMMARY

A beautifully extended and well-presented double-fronted four-bedroom family home, occupying a generous corner plot just off the highly regarded Lansbury Road.

This impressive property offers spacious and versatile living throughout, featuring a bright open-plan kitchen/diner with granite worktops, ideal for family living and entertaining. Further benefits include a separate utility room and a convenient ground floor shower room.

Externally, the property boasts ample off-street parking for several vehicles, adding to its practicality and appeal.

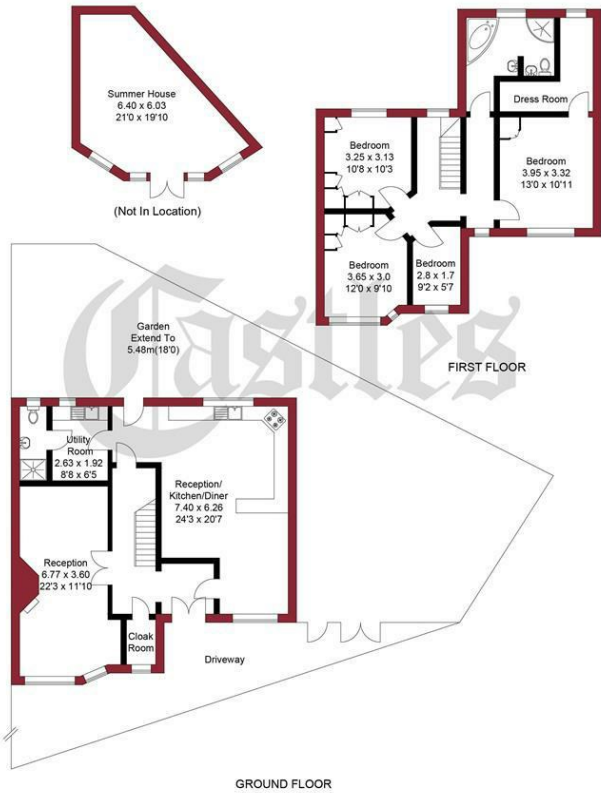
The home also offers excellent potential for further extension to the side (subject to the necessary planning permissions), making it an ideal long-term family purchase.

Early viewing is highly recommended to fully appreciate the space, location and potential this fantastic property has to offer.



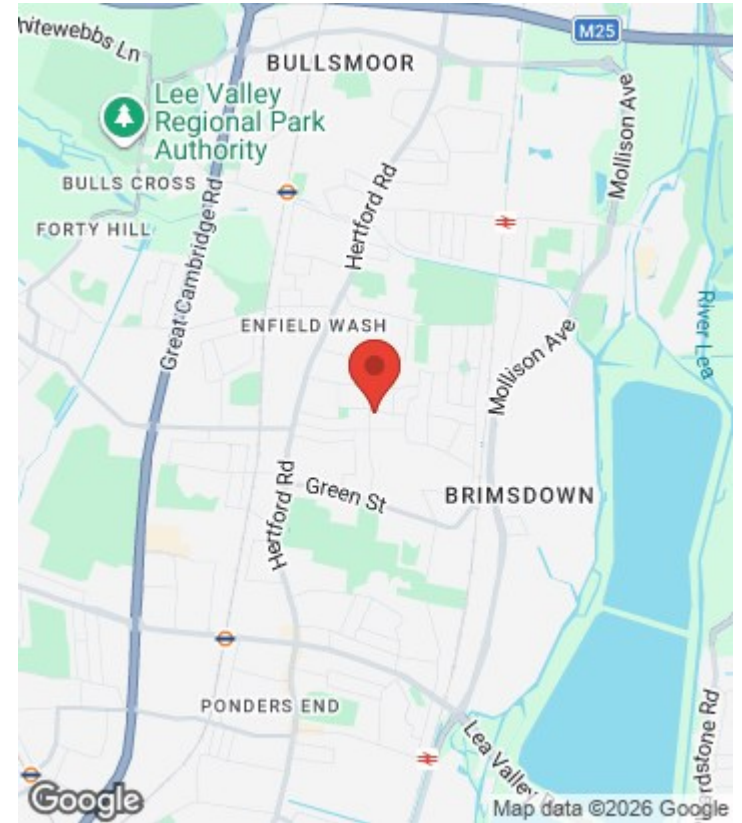


APPROXIMATE SUMMER HOUSE AREA : 22.51 sqm / 242.29 sqft  
 APPROXIMATE GROSS INTERNAL AREA : 148.49 sqm / 1598.33 sqft



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 - End Terrace  
 Freehold  
**Council:** Enfield  
**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



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 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			
102-91kWh/m²	A		
91-81kWh/m²	B		
80-69kWh/m²	C		
55-48kWh/m²	D	68	80
39-34kWh/m²	E		
21-38kWh/m²	F		
1-20kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	