



BREENS

# Magnetic Crescent

*Enfield · EN3*

ASKING PRICE

£410,000

FREEHOLD



# BREENS

THE HOME

## Magnetic Crescent

*Enfield · EN3*

### KEY FEATURES

- Estate Charge: Approx. £60 Per Month (As Advised By Vendor)
- Two Bedroom, End-Terrace Family Home With External Store To Front
- Spacious, Light Filled, Lounge/Dining Room
- Modern Separate Fitted Kitchen
- Downstairs Cloakroom & First-Floor Family Bathroom
- Two Well-Proportioned Bedrooms On The First Floor
- Loft Providing Additional Storage Space
- Rear Garden of Approx. 31FT
- Property Also Benefits From Allocated Parking and Solar Panels
- Located Within Walking Distance To Enfield Lock Train Station, With Easy Access To Central London

EPC RATING

COUNCIL TAX BAND

D

2

BEDROOMS

1

BATHROOMS

1

RECEPTIONS

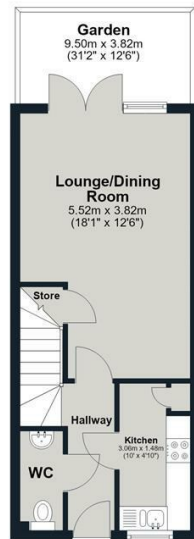


## FLOOR PLAN

APPROX. 697.00 SQ.FT



**Ground Floor**  
Approx. 31.8 sq. metres (342.8 sq. feet)  
(excluding Garden)



**First Floor**  
Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)  
**Magnetic Cres**

# BREENS

GET IN TOUCH

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VISIT US

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