



# Castles

OFFERS OVER

**£650,000**

**Colvin Gardens**

Waltham Cross, EN8 8QZ Freehold

## PROPERTY SUMMARY

A rarely available and larger than usual detached 3 bedroom family house located in a quiet cul de sac off Holmesdale. This individually built property occupies a generous size plot and may have further scope for extension/development (subject to planning permission). The property is offered for sale on a chain free basis and viewing is highly recommended.

Features include:-

Front off street parking,

Double glazing,

Gas central heating,

Living room,

Modern fitted kitchen,

Huge multiple use garage to side,

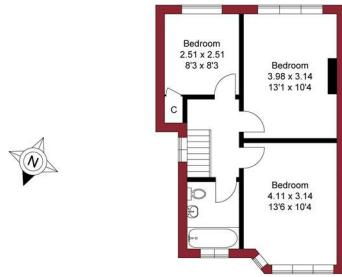
Large rear garden,

Close to Waltham Cross and local amenities.

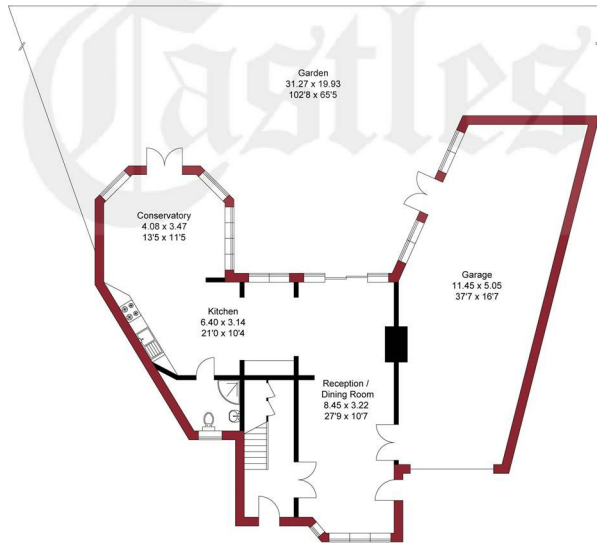




APPROXIMATE GROSS INTERNAL AREA  
 115.19 sqm / 1239.89 sqft (Excluding Garage)  
 165.47 sqm / 1781.10 sqft (Including Garage)



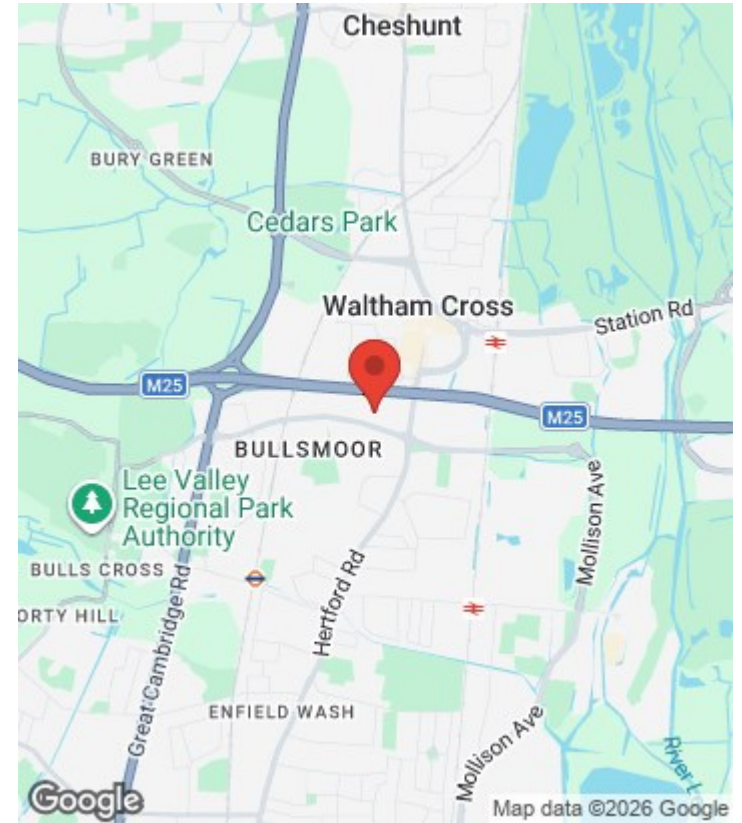
FIRST FLOOR



GROUND 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		83
(69-80) C	(55-68) D	61	
(39-54) E	(21-38) F		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	