



**Manton Road,
ENFIELD ISLAND VILLAGE, EN3**
£450,000

Castles



Manton Road, EN3 6FX

An immaculately presented 3 bedroom semi-detached family house located on a corner plot on the popular Enfield Island Village within approximately 1m of Enfield Lock train station (serving London Liverpool Street/Tottenham Hale) and close to a selection of local schools. Enfield Island Village is surrounded by open parkland and is close to the River Lea. The house offers 3 good size bedrooms, front off street parking with EV charge point, integral garage, main bedroom with ensuite and south facing rear garden. An early internal viewing is highly recommended. Further features include: gas central heating, double glazing, fitted kitchen, ground floor WC, spacious living room, first floor family bathroom, semi-detached, integral garage, main bedroom with ensuite shower room, south facing rear garden, corner position, viewing is highly recommended.

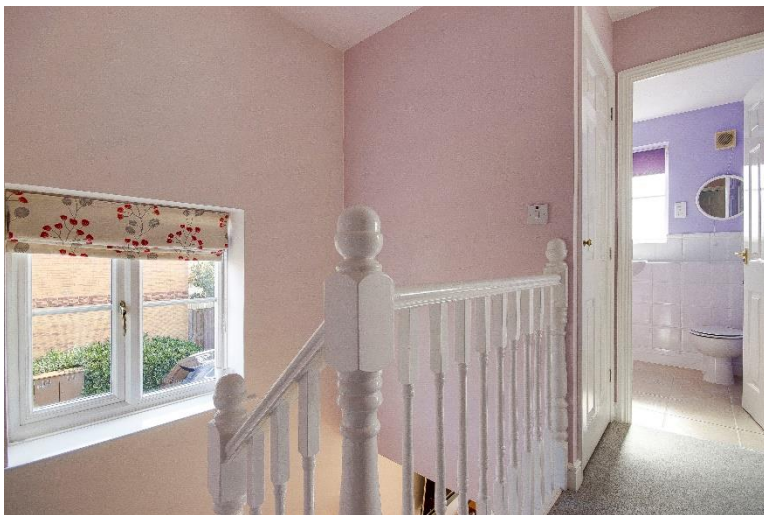
EPC Rating: D
Current: 73 Potential: 85

Council Tax Band: E
Service Charge: £300 P/A

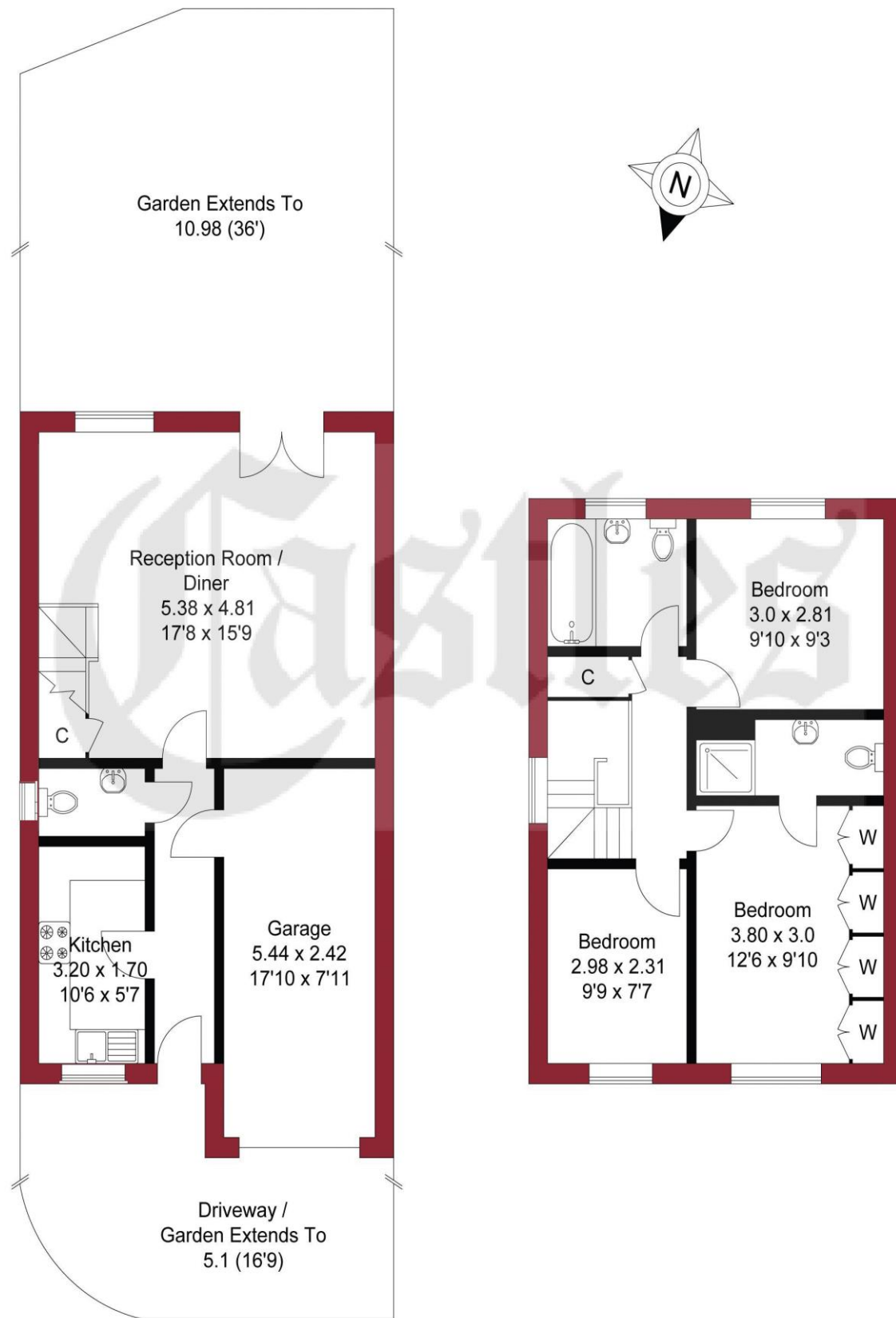
£450,000 Freehold

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APPROXIMATE GROSS INTERNAL AREA
 81.72 sqm / 879.62 sqft (Excluding Garage)
 94.89 sqm / 1021.38 sqft (Including Garage)



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of Enfield

Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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