



**Colvin Gardens, EN8**

£450,000

Freehold

**Castles**



**Colvin Gardens,  
WALTHAM CROSS EN8 8QZ**

A rarely available individually built 2 bedroom detached house with garage to the side via own driveway, located at the end of a cul-de-sac off Holmesdale, close to a selection of schools and within approx 0.5 miles of Waltham Cross town centre and train station (serving London Liverpool Street). The property is offered for sale on a chain free basis and offers benefits to include front off street parking, main bedroom with en suite shower room, ground floor wc, garage to side via own drive, potential for extension or garage conversion (stpp), fitted kitchen, 1st floor family bathroom and rear garden. Viewing is highly recommended

EPC Rating: D  
Current: 63 Potential: 84

Council Tax Band : D

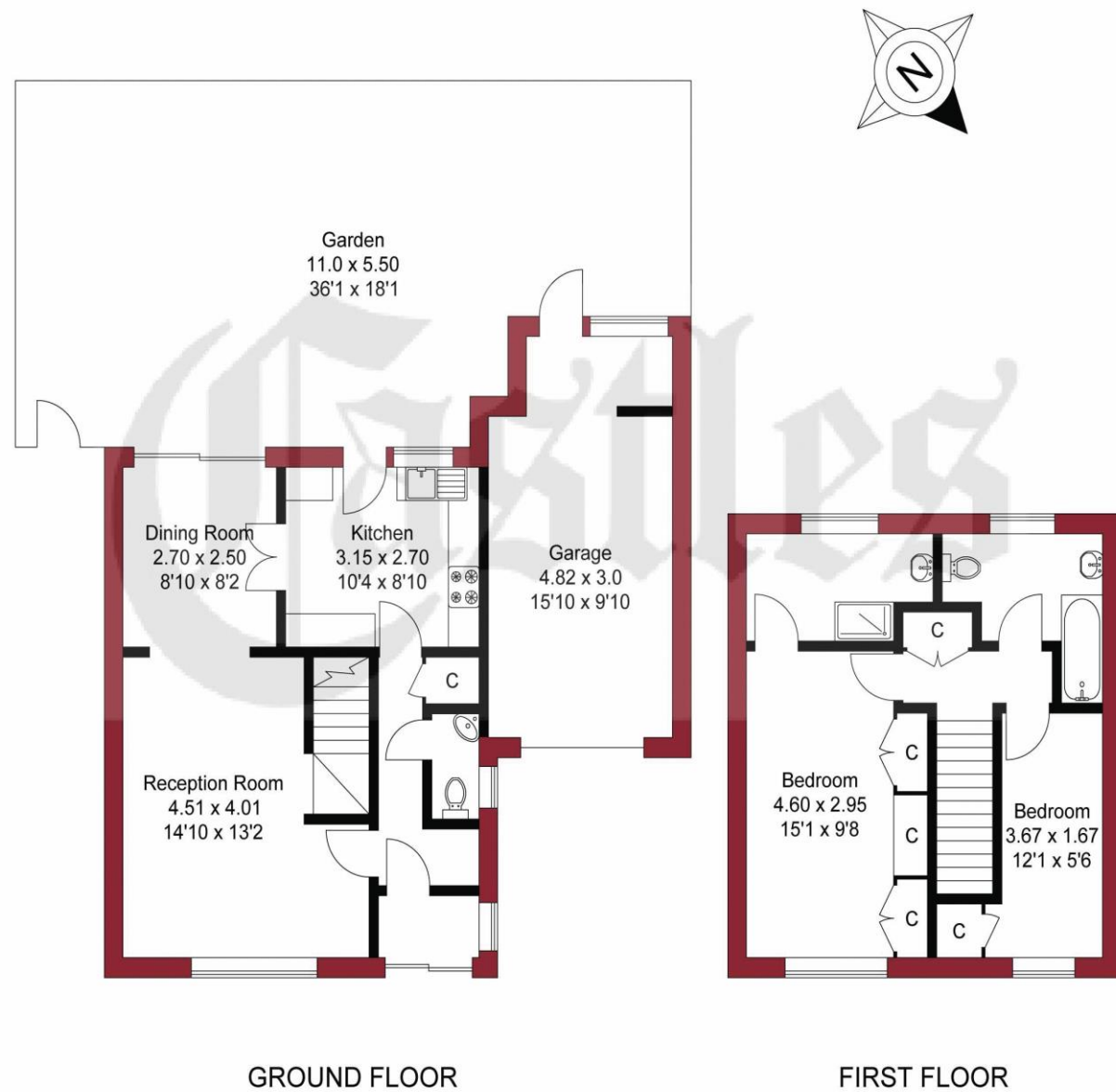
£ 450,000 Freehold

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enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA  
 79.58 sqm / 856.59 sqft (Excluding Garage)  
 97.50 sqm / 1049.48 sqft (Including Garage)



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

### An overview of Enfield

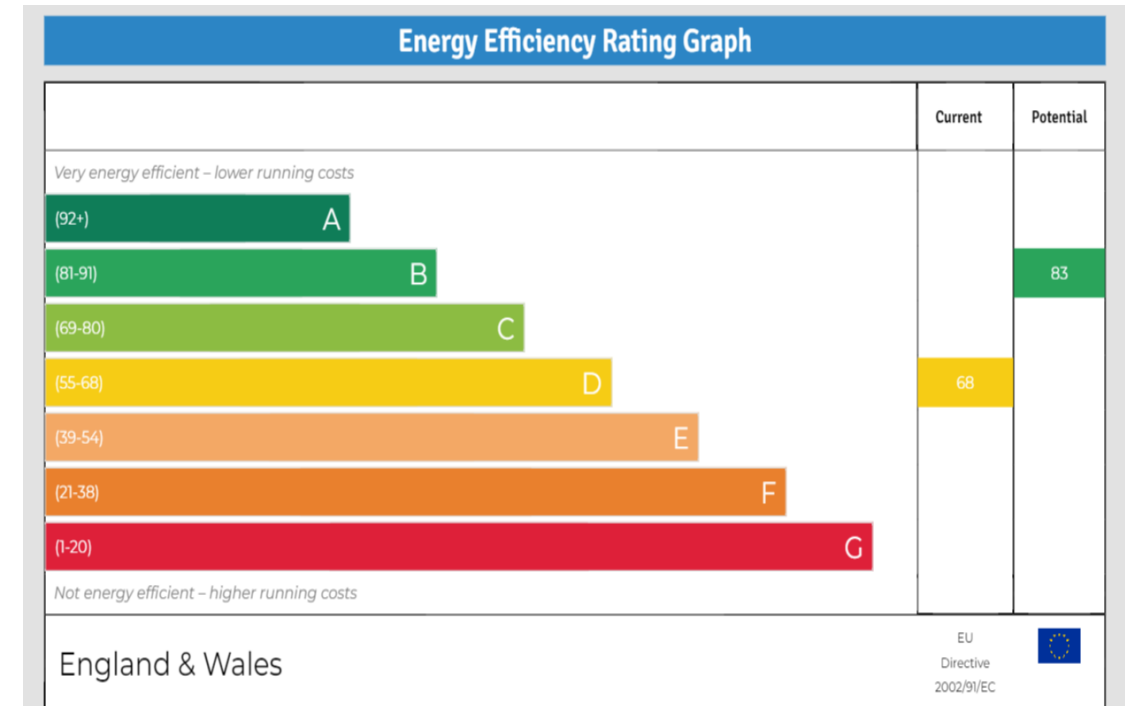
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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."



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