



**Avondale Crescent, EN3 7RZ**

£ 495,000

Freehold

**Castles**







## Avondale Crescent, EN3 7RZ

A well presented and extended larger than average 3 bedroom semi-detached family house with garage on the side located off Alma Road within approximately 0.5m of Brimsdown train station (serving London Liverpool Street & Tottenham Hale) and close to a selection of schools, parks and bus routes. Viewing is highly recommended. Features include:- front off street parking, garage to side, first floor family bathroom, 3 bedrooms all with fitted wardrobes, useful loft storage room, through lounge, conservatory, fitted kitchen, ground floor WC, utility and storage area/office space, south facing rear garden, over looking park to rear, quiet residential road, viewing is recommended.

EPC Rating: D  
Current: 59 Potential: 82

Council Tax : D

£ 495,000 Freehold

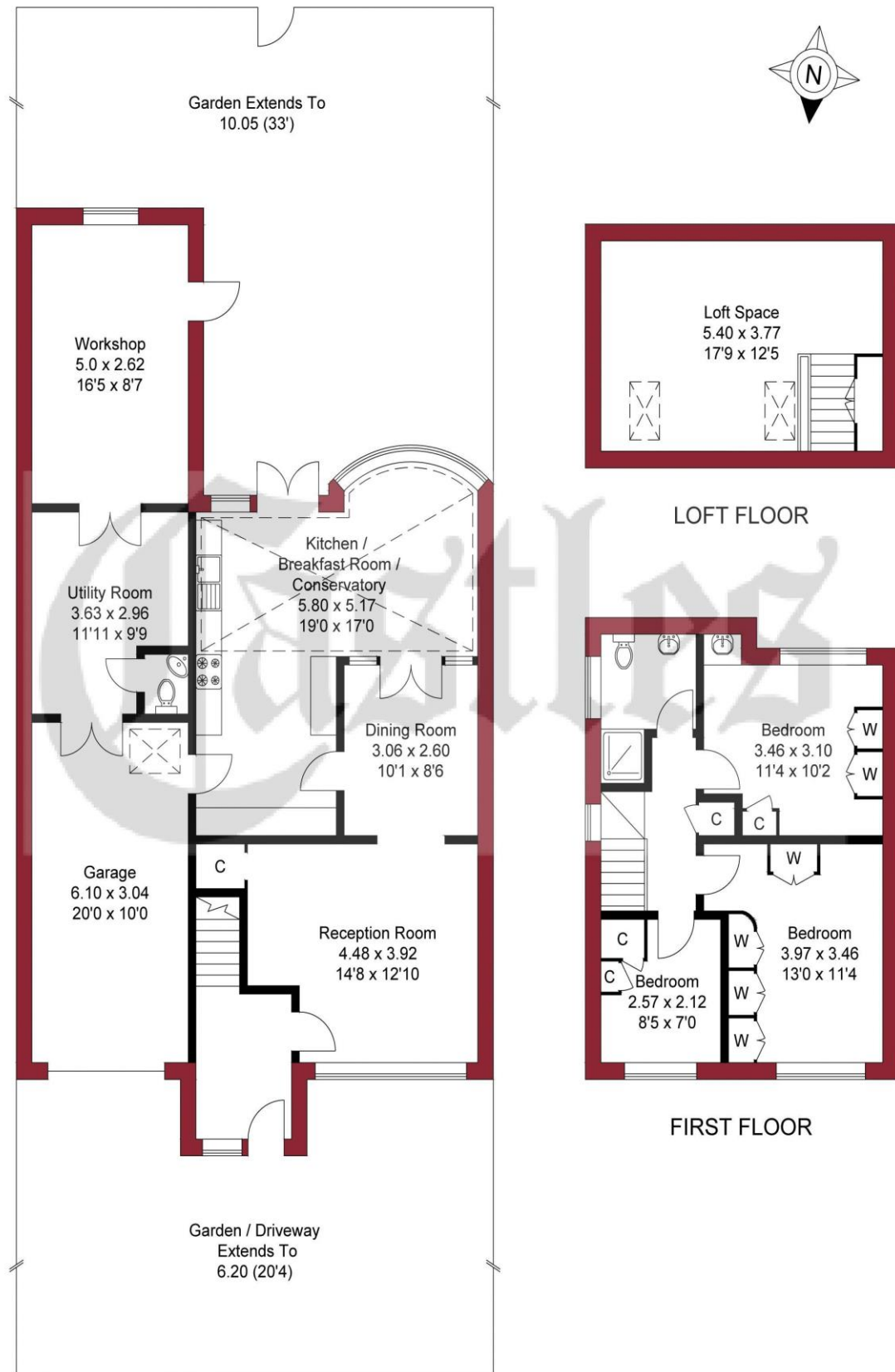
# Castles

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APPROXIMATE GROSS INTERNAL AREA  
 126.33 sqm / 1359.80 sqft (Excluding Garage / Loft Space)  
 165.54 sqm / 1781.85 sqft (Including Garage / Loft Space)



GROUND FLOOR

FIRST FLOOR

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

### An overview of Enfield

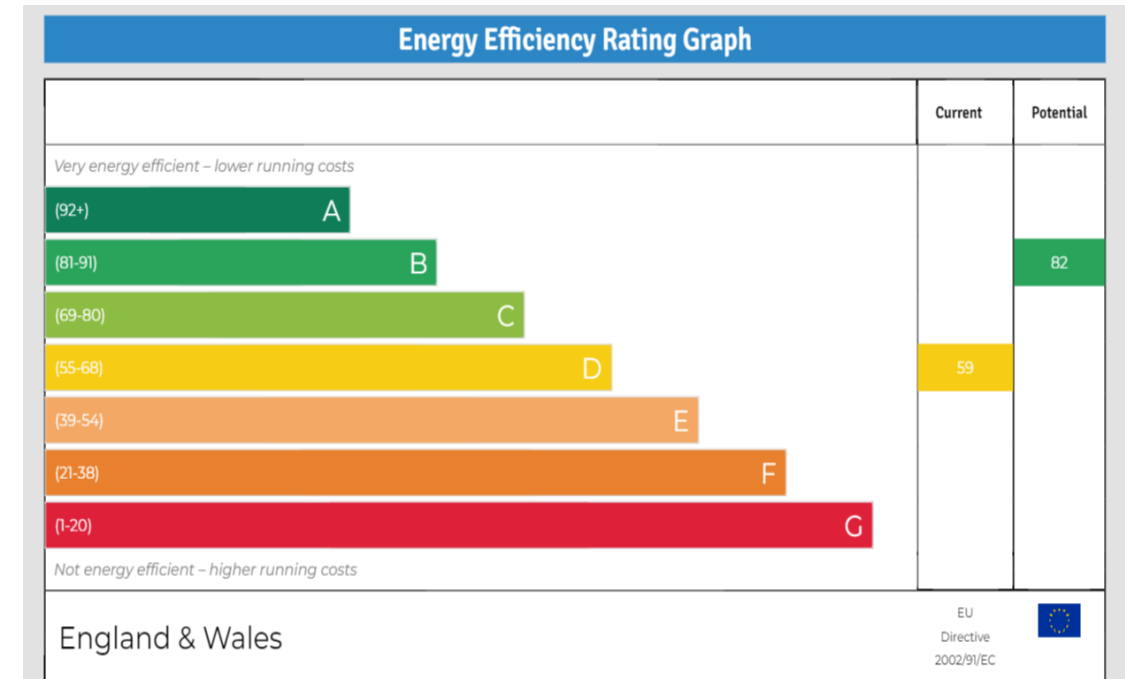
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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."



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