



Broadlands Avenue, EN3 5AQ

£410,000

Freehold

Castles



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A bay fronted 1930's style 3 bedroom family house located in a desirable road off the Hertford Road within approximately 0.5m of Southbury train station and Ponders End High Street shops, buses and close to a selection of local schools and Durants Park. The property requires some updating/modernising and is being offered for sale chain free. Features include: gas central heating (untested), 2 reception rooms, extended kitchen, 3 bedrooms, modern 1st floor shower room, potential for front off street parking (subject to planning permission), chain free sale.

EPC Rating: E
Current: 50 Potential: 88

Council Tax Band: D

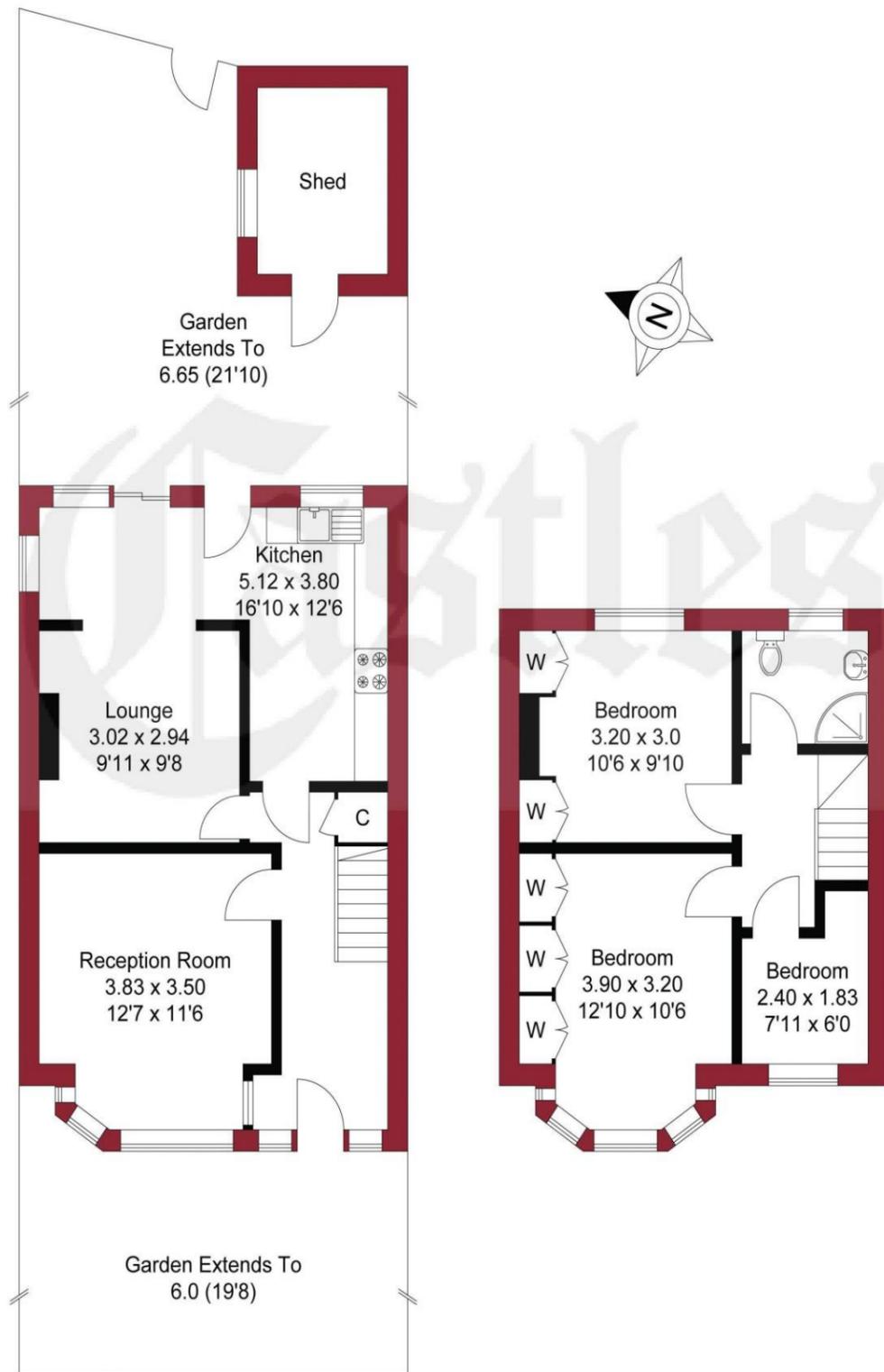
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020 8804 8000
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APPROXIMATE GROSS INTERNAL AREA
78.01 sqm / 839.69 sqft (Excluding Shed)



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		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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