

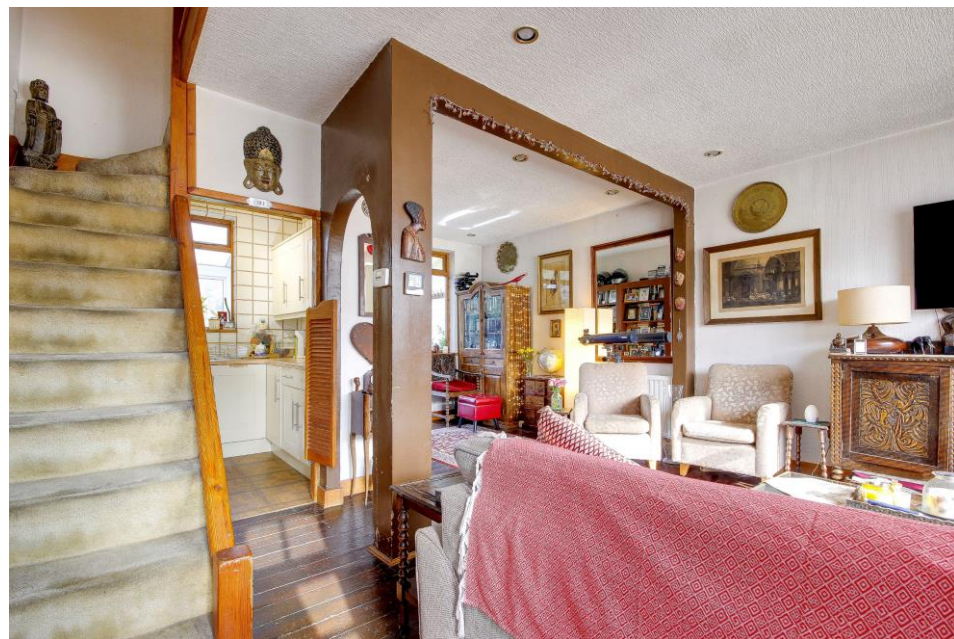


Roedean Avenue, EN3 5QN

Offers in Excess of £400,000

Freehold

Castles



Roedean Avenue, EN3 5QN

A well presented two double bedroom mid terraced house located in a cul de sac close to The Hertford Road in Enfield Highway within easy reach of amenities, local schools and approx 1m of Brimsdown Train Station (serving London Liverpool St). The property would suit a 1st time buyer and viewing is highly recommended. Features include spacious open plan living room, 1st floor family bathroom, fitted kitchen, conservatory/utility, front off street parking for 2 cars, double glazing, gas central heating, excellent potential for rear extension (subject to planning permission) and lovely 90' rear garden.

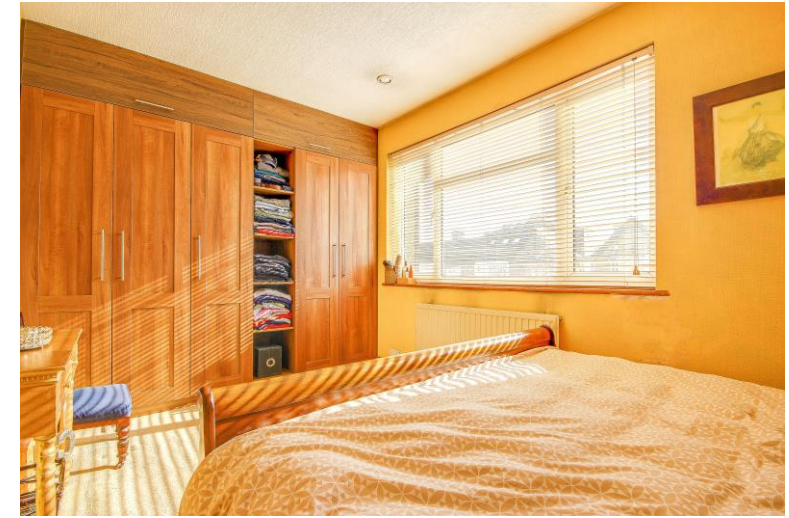
EPC Rating: D

Council Tax Band: C

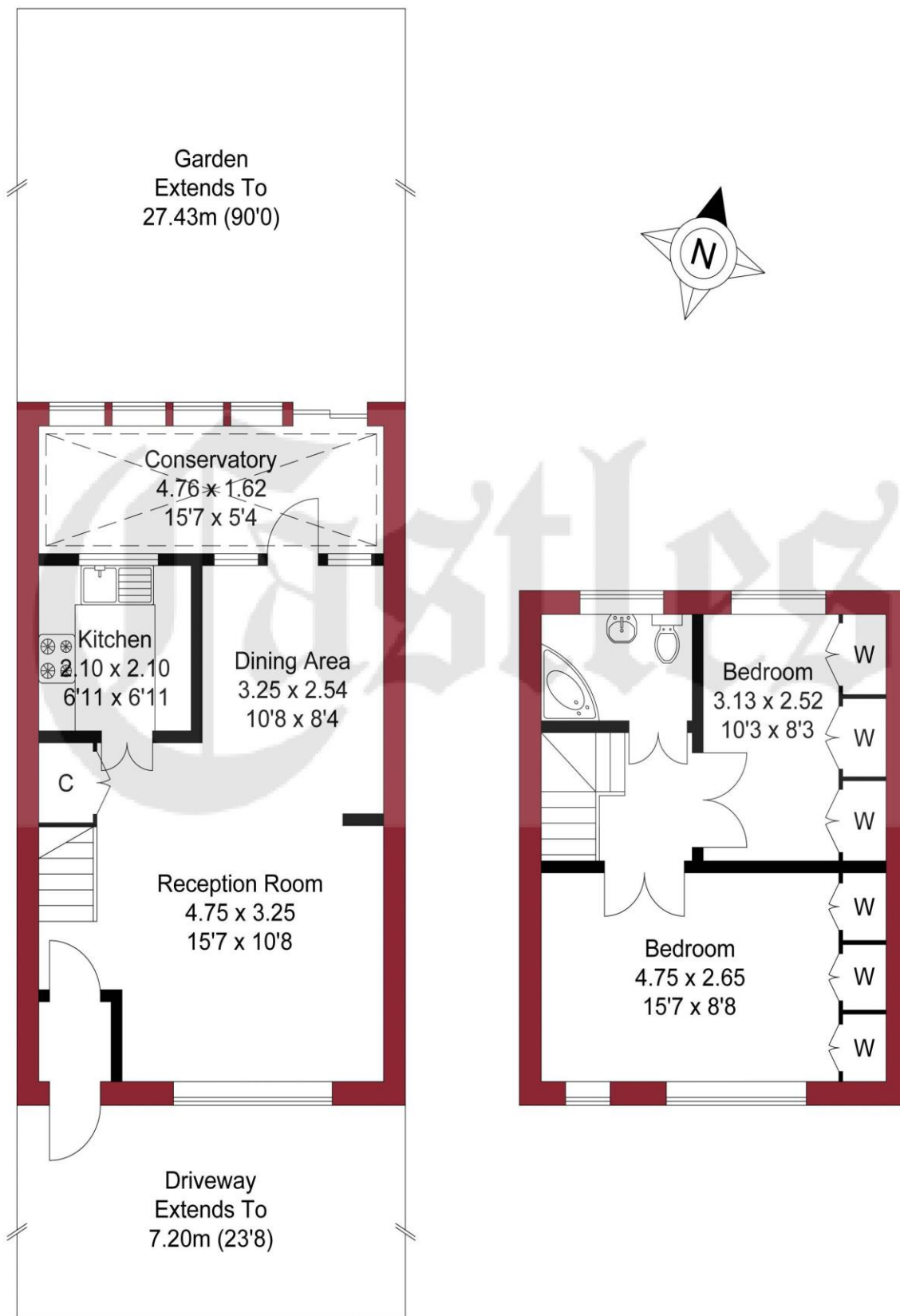
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020 8804 8000
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA
67.69 sqm / 728.60 sqft



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	64 D	
39-54	E		
21-38	F		
1-20	G		

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243-245 Hertford Road
Enfield, EN3 5JJ
0208 804 8000
enfield@castles.london
www.castles.london

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