

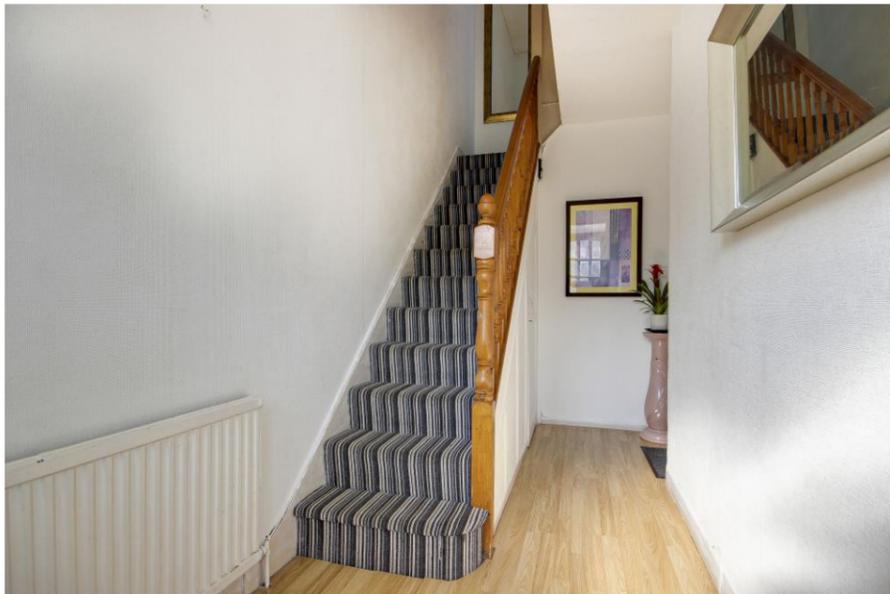


Marrilyne Avenue, EN3 6EG

£405,000

Freehold

Castles



Marrilyne Avenue, EN3 6EG

A bay fronted 3 bedroom mid terraced family house located in a quiet residential turning off Newbury Avenue within approximately 0.2 miles of Enfield Lock train station (serving London Liverpool Street) and close to local shops, schools, parks and bus routes. Viewing is recommended. Features include: gas central heating, double glazing, through lounge, open plan kitchen, first floor bathroom, bay windows, rear garden, garage to rear via service road, chain free sale, potential for extension and front off street parking (subject to planning permission).

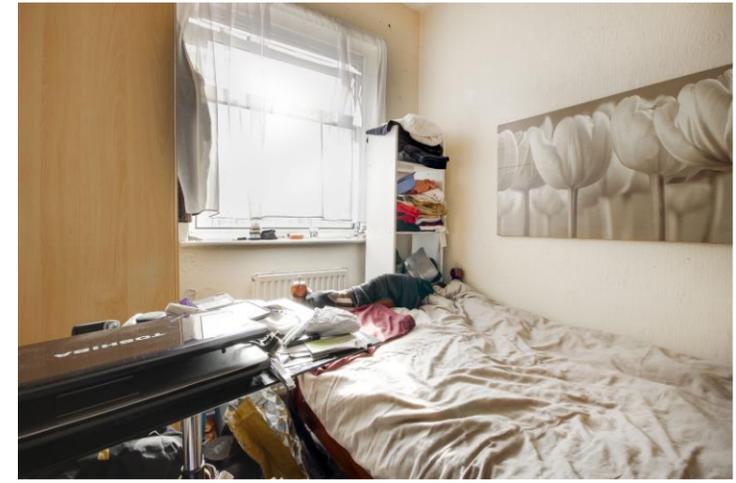
EPC Rating: D
Current: 68 Potential: 87

Council Tax Band: D

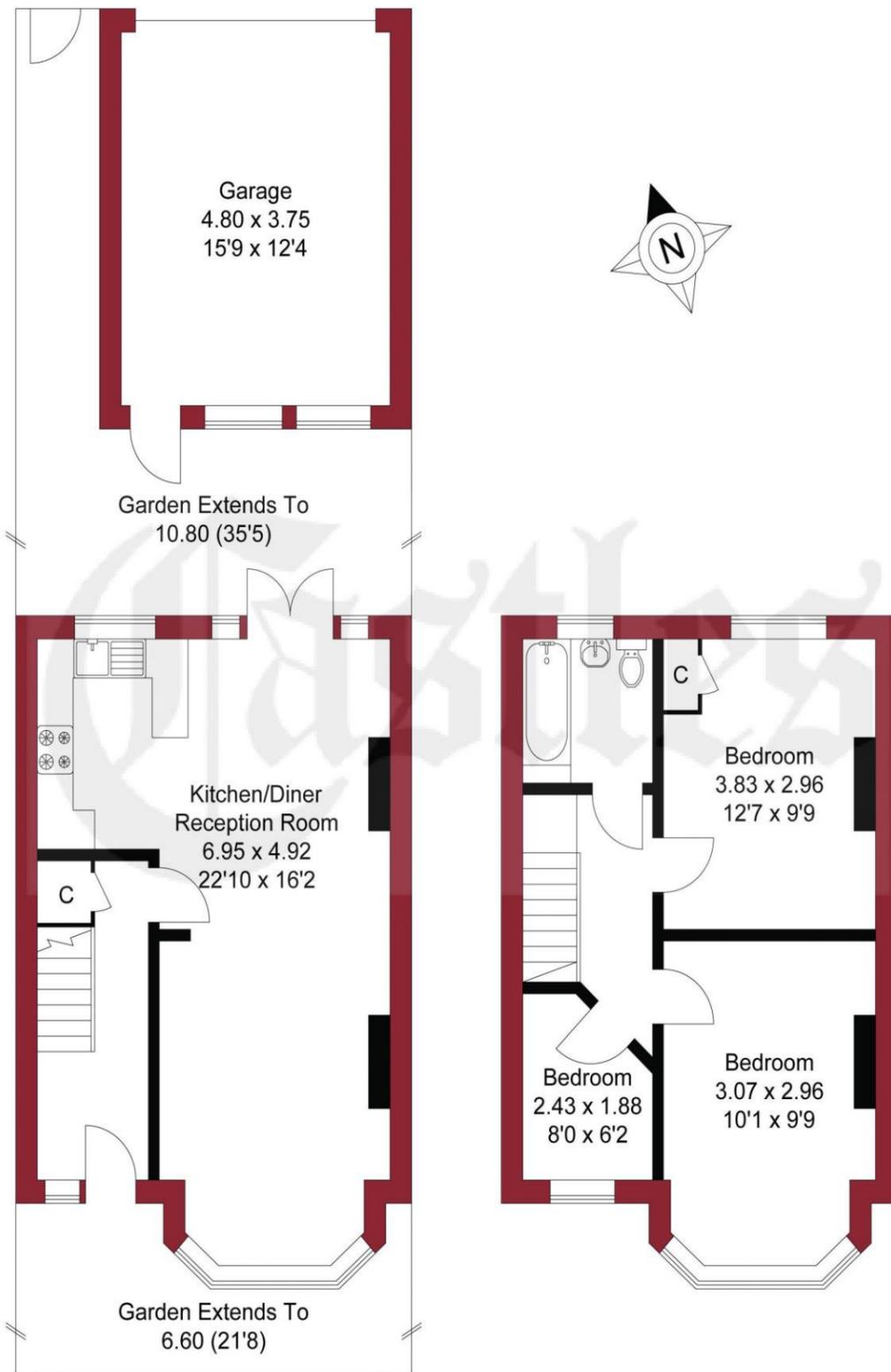
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APPROXIMATE GROSS INTERNAL AREA
 73.49 sqm / 791.03 sqft (Excluding Garage)
 91.49 sqm / 984.79 sqft (Including Garage)



GROUND FLOOR

FIRST FLOOR

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

An overview of Enfield

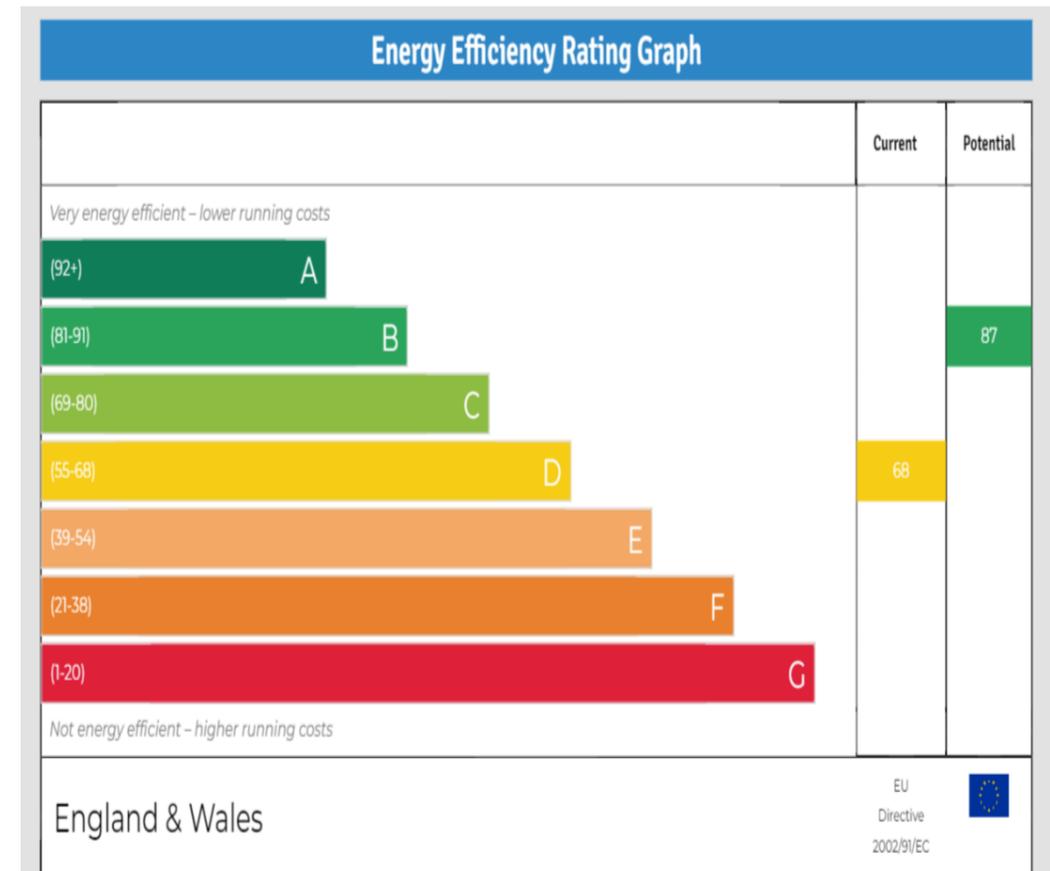
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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."



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 NAEA National Association of Estate Agents