



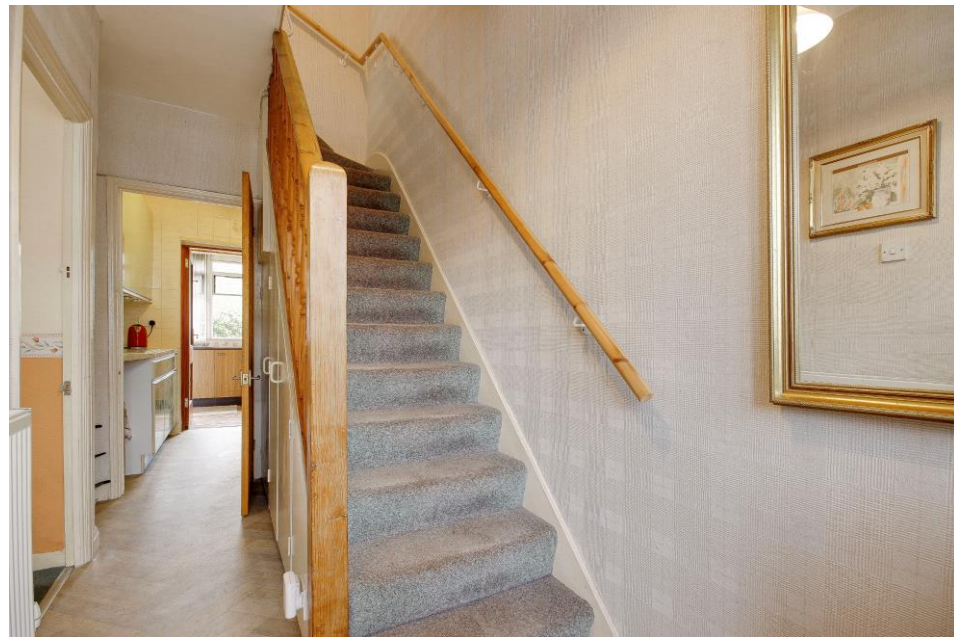
**Broadlands Avenue, EN3 5AG**

£520,000

Freehold

**Castles**







## Broadlands Avenue, EN3 5AG

An end of terrace four bedroom Freehold house located in the popular Broadlands Avenue. This property offers spacious living accommodation and lots of potential for further extensions (subject to planning permission). Key features include:- off street parking for 2/3 cars, integral garage, large rear garden, 1st floor bathroom, close to Southbury/Ponders End station, chain free.

EPC Rating: D

Council Tax Band: E

£520,000 Freehold

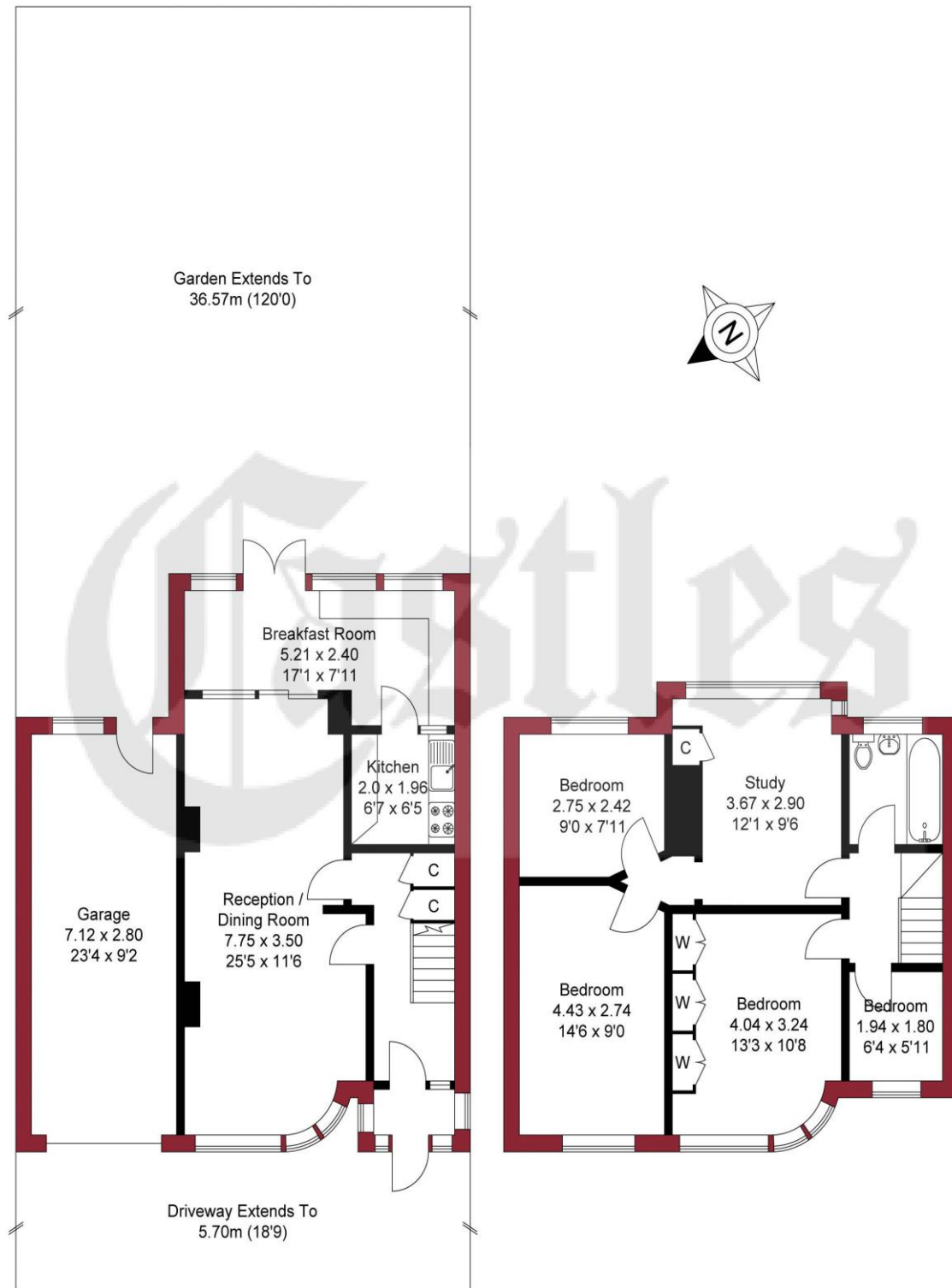
# Castles

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APPROXIMATE GROSS INTERNAL AREA  
 107.16 sqm / 1153.46 sqft (Excluding Garage)  
 127.10 sqm / 1368.09 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."

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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