



Hertford Road, EN3 6PT

£450,000

Freehold

Castles



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A well presented and extended, larger than usual three bedroom semi detached family house located on The Hertford Road in Freezywater, close to local amenities and schools and within approx 1 mile of both Enfield Lock and Waltham Cross train stations and Waltham Cross Town Centre. An internal viewing is highly recommended. Features include spacious living room with feature fireplace, ground floor wc 1st floor family bathroom and second separate wc, extended fitted kitchen, entrance hallway, rear garden, side access, front off street parking for two cars, double glazing and gas central heating.



EPC Rating: D

Council Tax Band: D

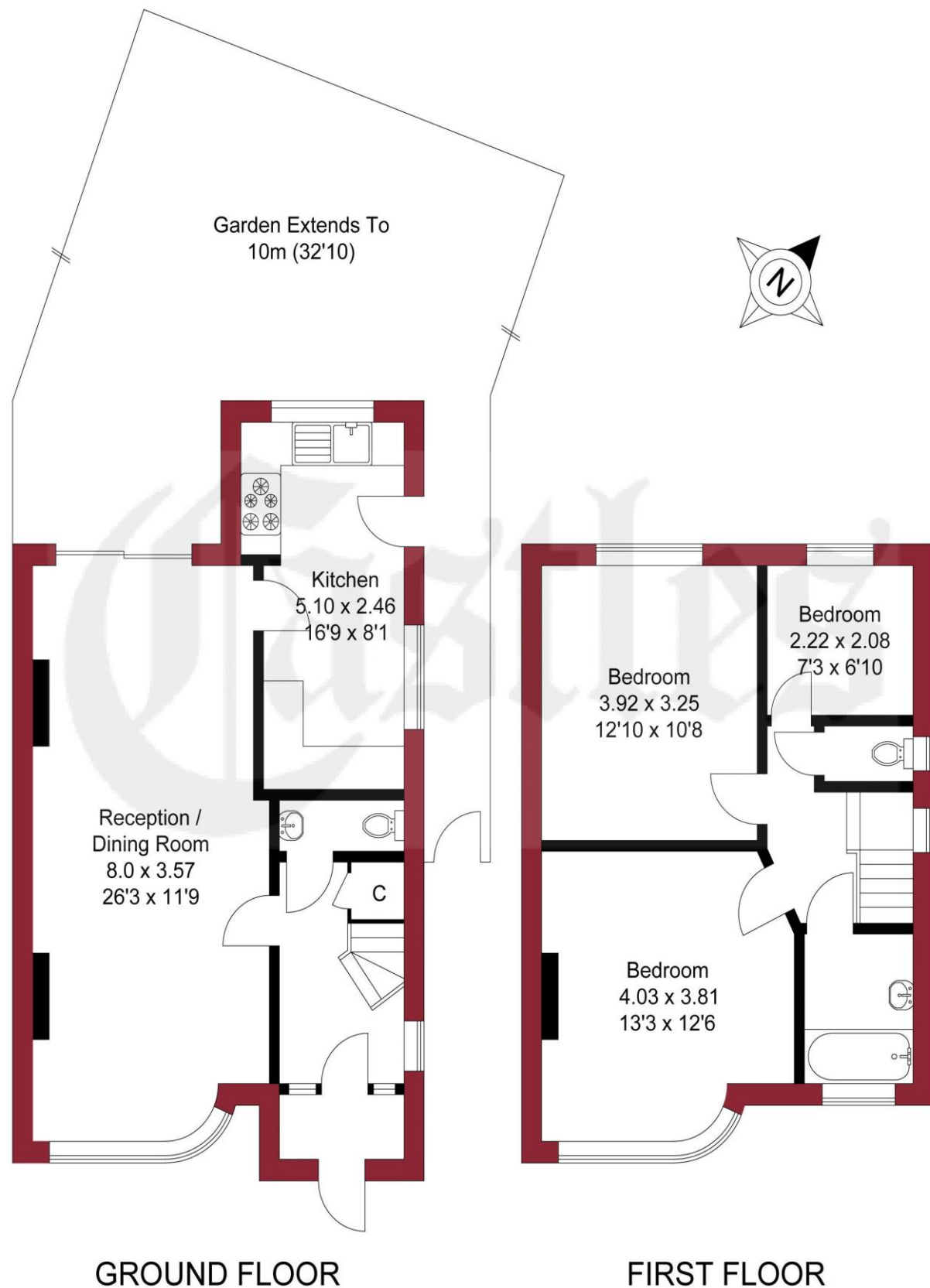
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APPROXIMATE GROSS INTERNAL AREA
91.71 sqm / 987.15 sqft



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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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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