



**Lombard Avenue, EN3 5LN**

£475,000

Freehold

**Castles**



## Lombard Avenue,, EN3 5LN

An extended and immaculately presented 3 bedroom end of terraced family house located off Oatlands Road in Enfield Highway within easy reach of amenities on Hertford Road and within 1 mile of Brimsdown train station (serving London Liverpool Street). The property has features to include an extended and well fitted kitchen/diner, front off street parking for 2 cars and useful office/outbuilding. Further features include:- double glazing, gas central heating, ground floor shower room, separate living room, extended kitchen/diner, first floor family bathroom, 3 bedrooms, side access, conservatory, large west facing rear, useful office/outbuilding, chain free sale.

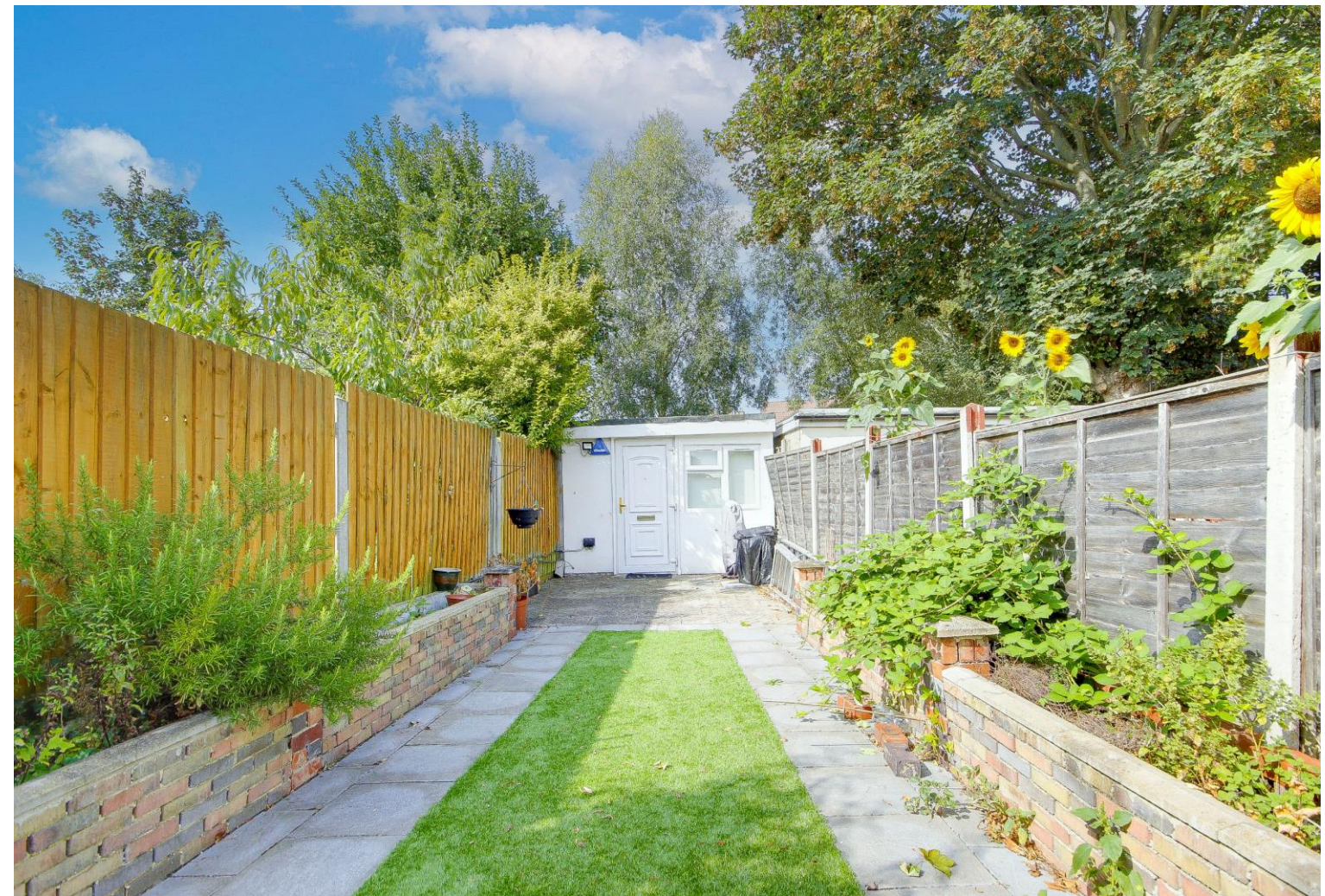
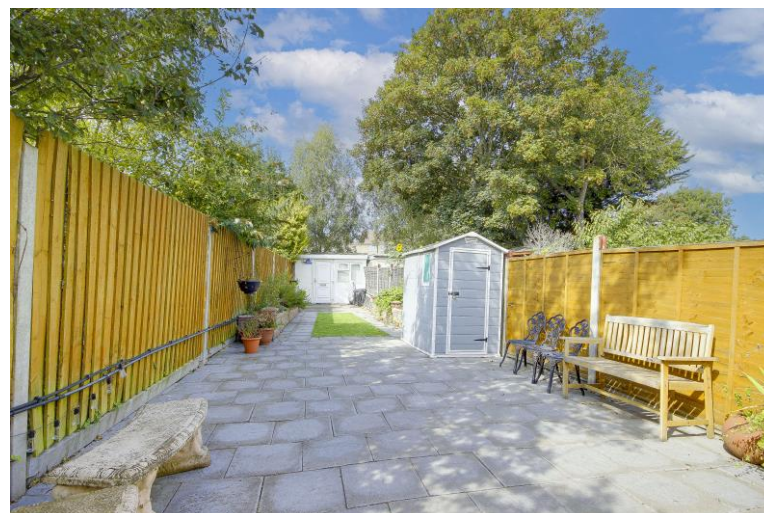
EPC Rating: D

Council Tax Band: D

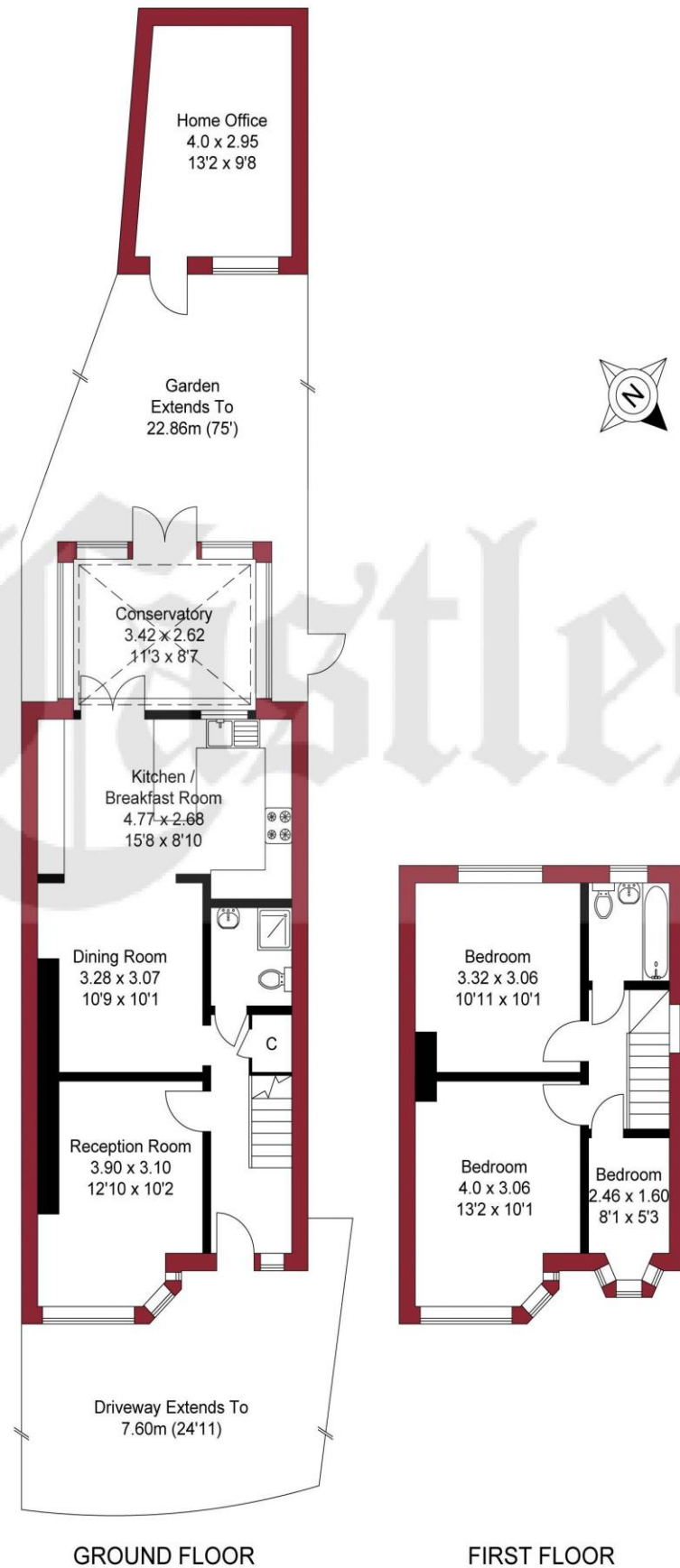
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# Castles

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APPROXIMATE GROSS INTERNAL AREA  
 88.68 sqm / 954.54 sqft (Excluding Outbuilding)  
 99.78 sqm / 1074.02 sqft (Including Outbuilding)



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

### An overview of Enfield

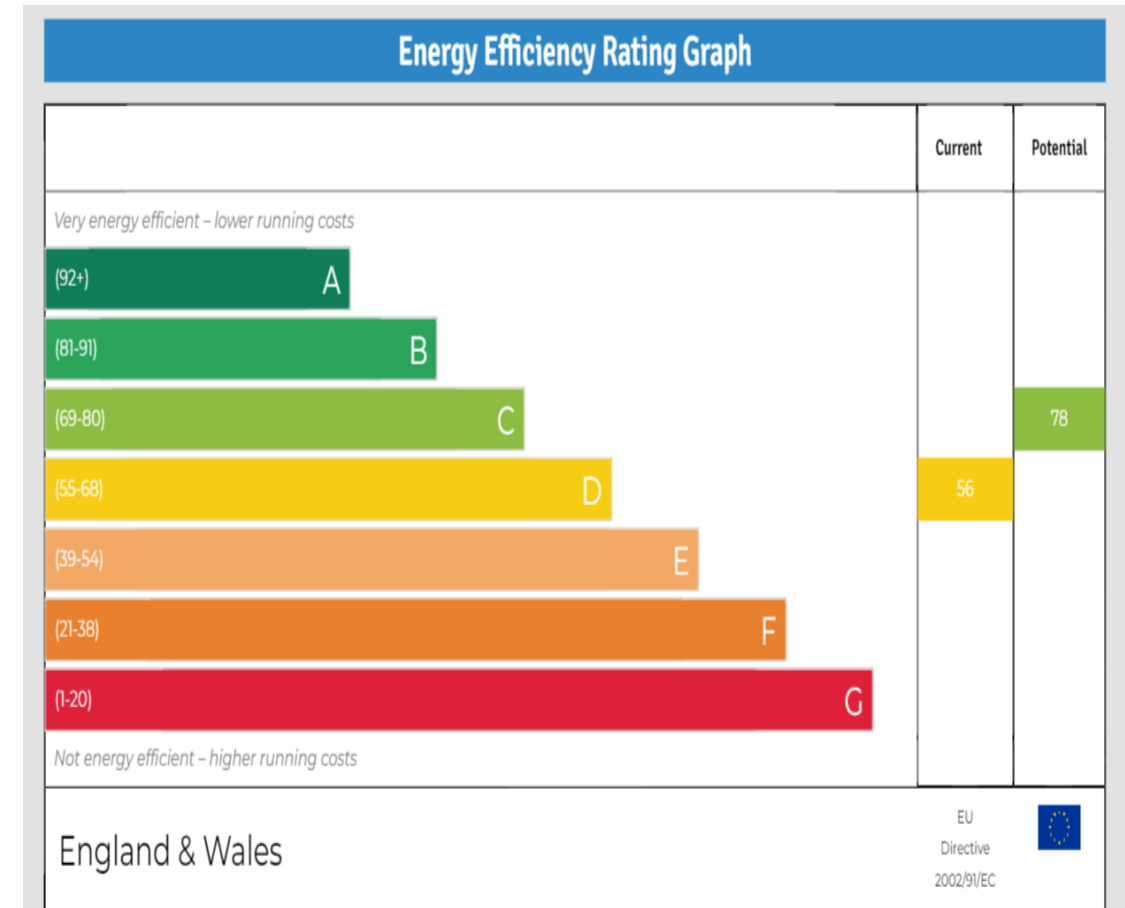
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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