



**Marrilyne Avenue, EN3 6EG**

£475,000

Freehold

**Castles**



## Marrilyne Avenue, EN3 6EG

A bay fronted 4 bedroom family house located off Bilton Way within approximately 0.2 m of Enfield Lock train station (serving London Liverpool Street/Tottenham Hale) and close to a selection of local schools. The property is offered for sale on a chain free basis and in good decorative order. Viewing is recommended. Features include: double glazing, gas central heating, ground floor WC, first floor family bathroom, loft conversion main bedroom with en-suite shower room, garage to rear via gated service road, conservatory, kitchen diner, rear garden, potential for front off street parking (subject to planning permission), chain free sale.

*EPC Rating: D*  
*Current: 66 Potential: 81*

*Council Tax Band: D*

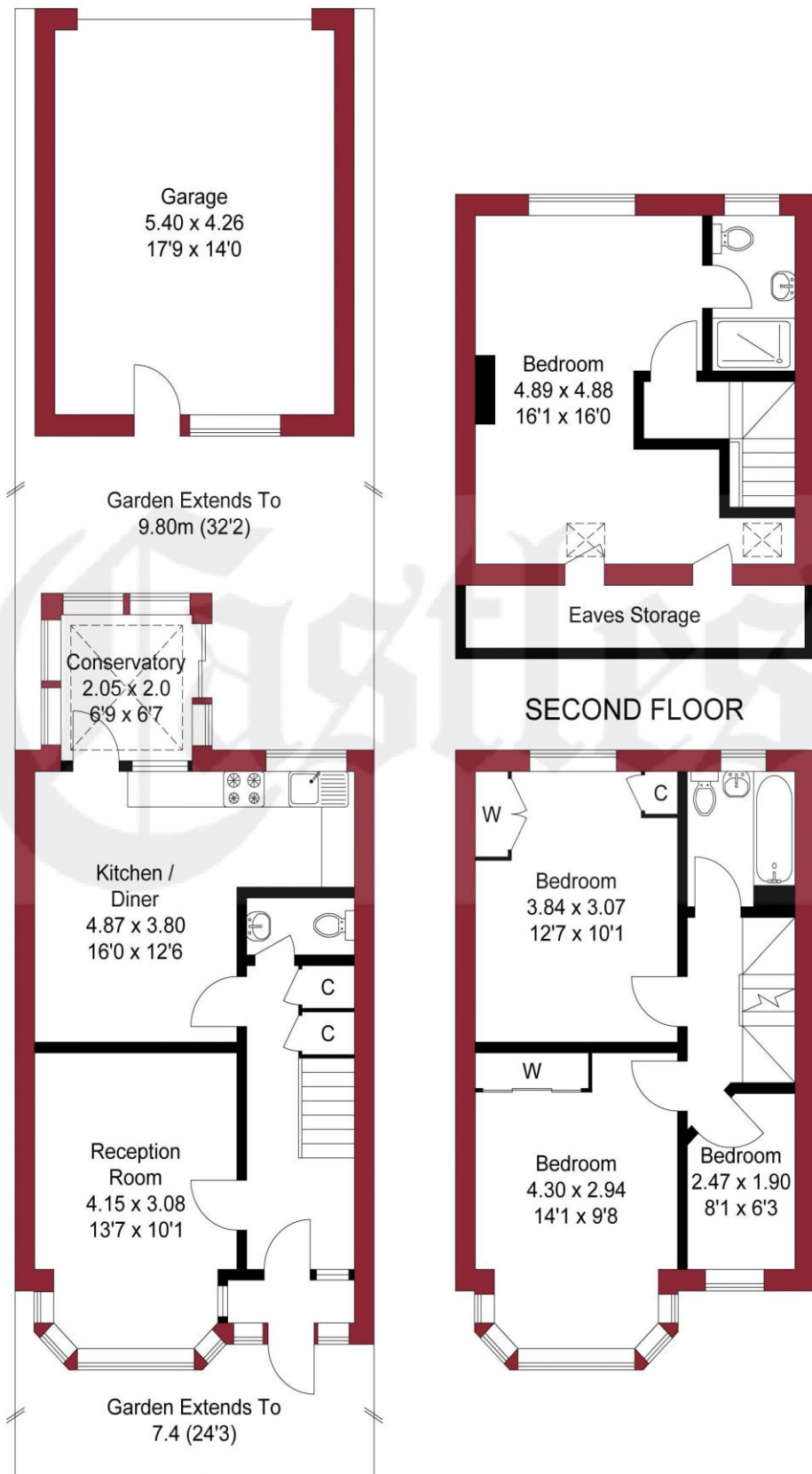
**£475,000 Freehold**

# Castles

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APPROXIMATE GROSS INTERNAL AREA  
 103.04 sqm / 1109.11 sqft (Excluding Garage / Eaves Storage)  
 126.05 sqm / 1356.79 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

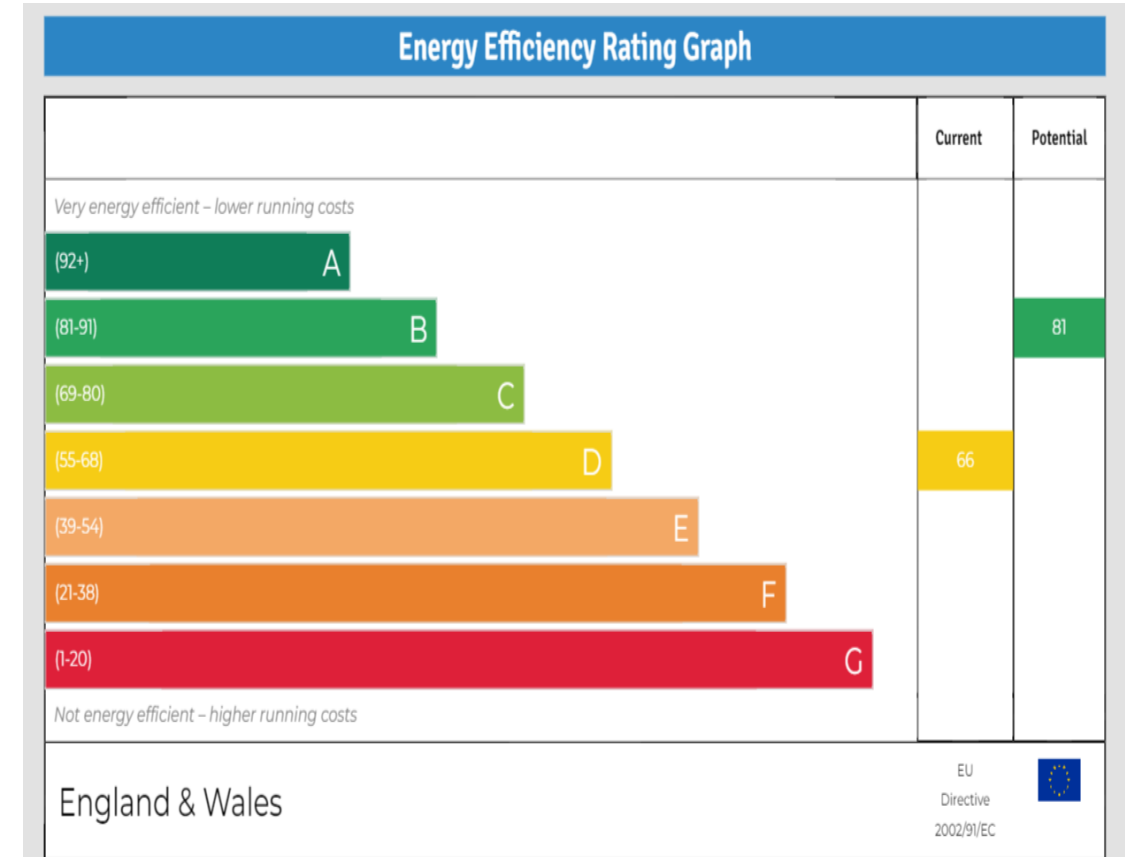
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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