



**Broadlands Avenue, EN3 5AQ**

£525,000

Freehold

**Castles**



## Broadlands Avenue, EN3 5AQ

A spacious well presented 3/4 bedroom semi detached house occupying a larger than usual plot, with further extension or development potential (subject to planning permission). The property is located off The Hertford Road within approx 1m of Southbury Train Station and Durant's Park, and a selection of local schools and shops near Ponders End and is offered for sale chain free. Viewing is recommended. Features include: 2 reception rooms, ground floor family bathroom, detached garage via shared drive, front off street parking, large rear garden, ground floor 4th bedroom/study, gas central heating, double glazing and chain free sale.

EPC Rating: D  
Council Tax Band: E

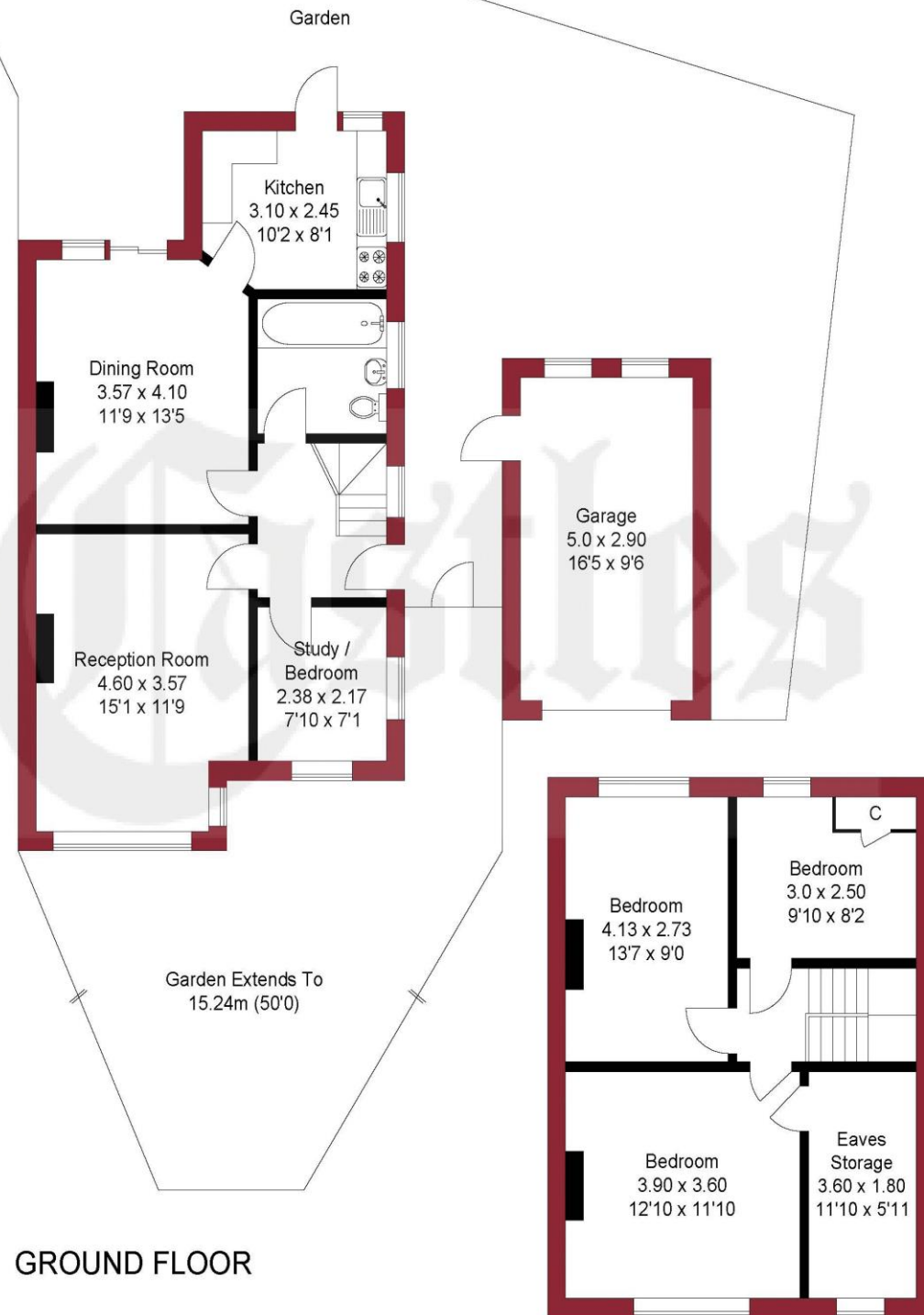
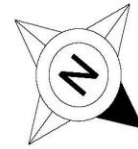
£525,000 Freehold

# Castles

020 8804 8000  
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA  
 93.62 sqm / 1007.71 sqft  
 (Excluding Garage / Eaves Storage)  
 108.12 sqm / 1163.79 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."

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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