



**TOLLGATE ROAD, WALTHAM CROSS,
EN8 8QX**
Guide Price £600,000

Castles



Tollgate Road, Waltham Cross, EN8 8QX

POTENTIAL DEVELOPMENT OPPORTUNITY - Of particular interest to builders and property investors:- A rare chance to acquire this 3 bedroom extended semi-detached family house located on a generous size corner plot off Holmesdale, within approximately 0.5m of Waltham Cross town centre and train station (serving London Liverpool Street station) and close to local parks and schools. This larger than normal corner plot may offer scope for subdivision of site and development (subject to planning permission) or large extensions (subject to planning permission). The property is offered for sale on a chain free basis and viewing is highly recommended. Features include:- 3 bedrooms, large corner plot with rear access, extension to rear, ground floor WC, 1st floor family bathroom, living room, rear garden, garage to rear via own driveway, double glazing, gas central heating, chain free sale.

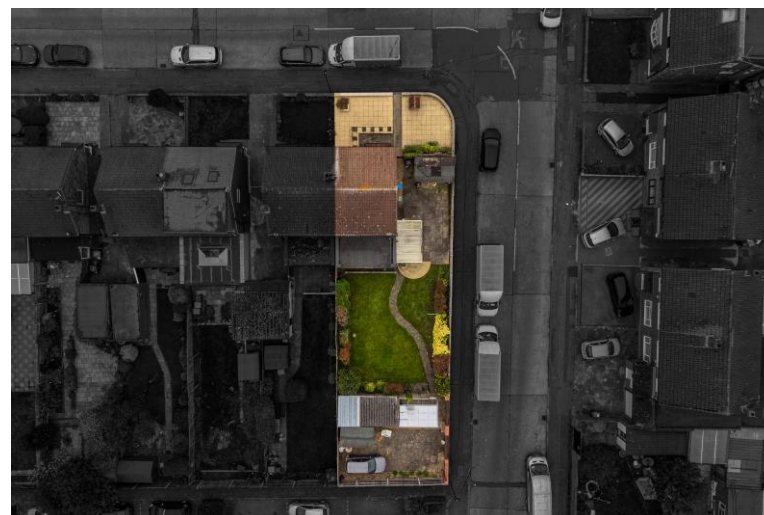
EPC Rating: D

Council Tax Band: D

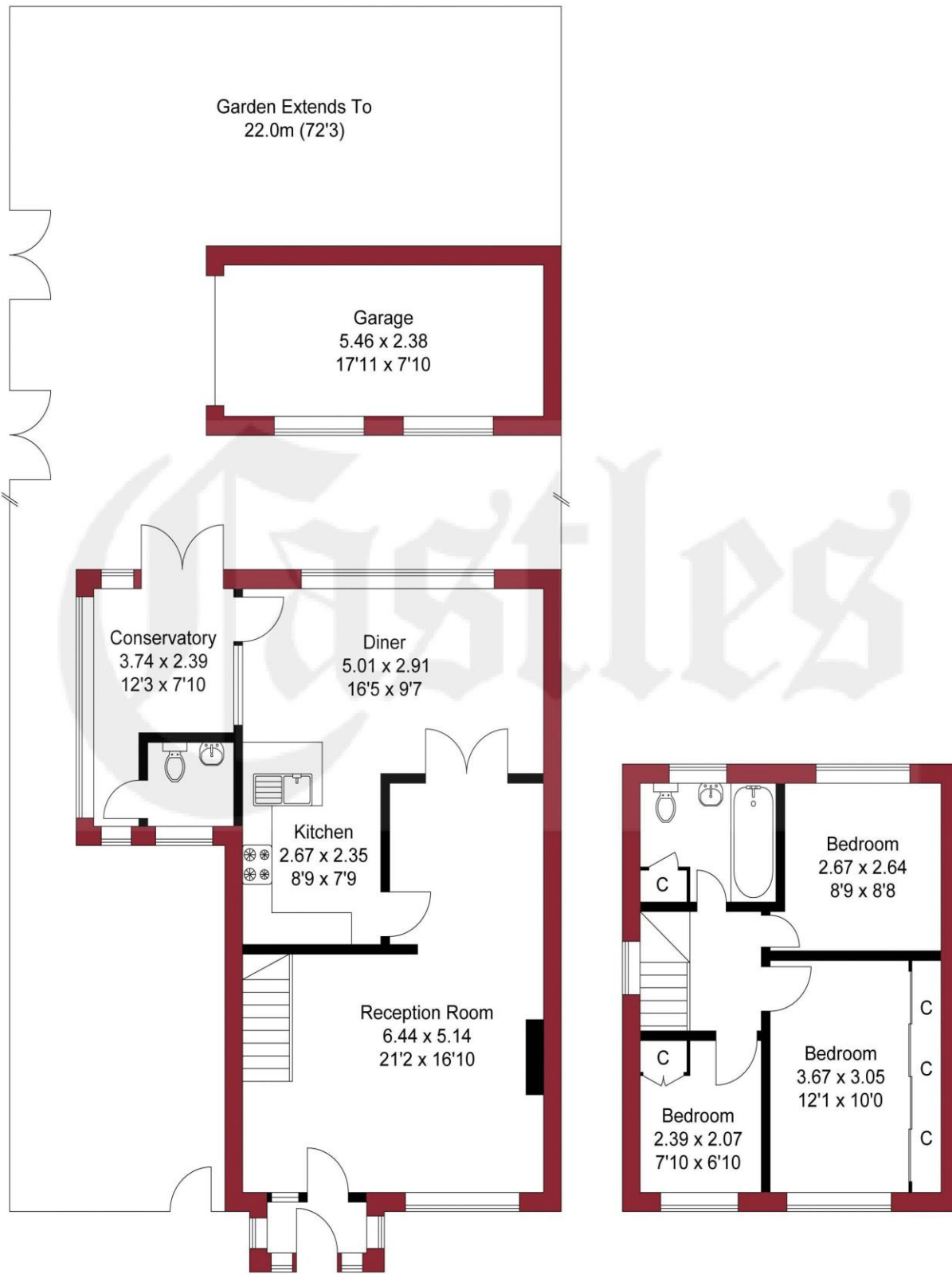
Guide Price £600,000 Freehold

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APPROXIMATE GROSS INTERNAL AREA
 93.05 sqm / 1001.58 sqft (Excluding Garage)
 106.04 sqm / 1141.40 sqft (Including Garage)



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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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