



Castles

GUIDE PRICE

£750,000

Willow Road

Enfield, EN1 3BU Freehold

## PROPERTY SUMMARY

VIEWING DAY - SATURDAY 14TH MARCH.

PLEASE CALL 020 8804 8000 TO REGISTER.

A rarely available opportunity to purchase this extended double fronted 4 bedroom, 3 reception room detached house positioned on a generous corner plot within 0.2 miles of Enfield Town Centre and Train Station and close to several local schools and amenities. The property requires refurbishment and may offer further scope for extension or development (subject to planning permission). Internal viewing is highly recommended.

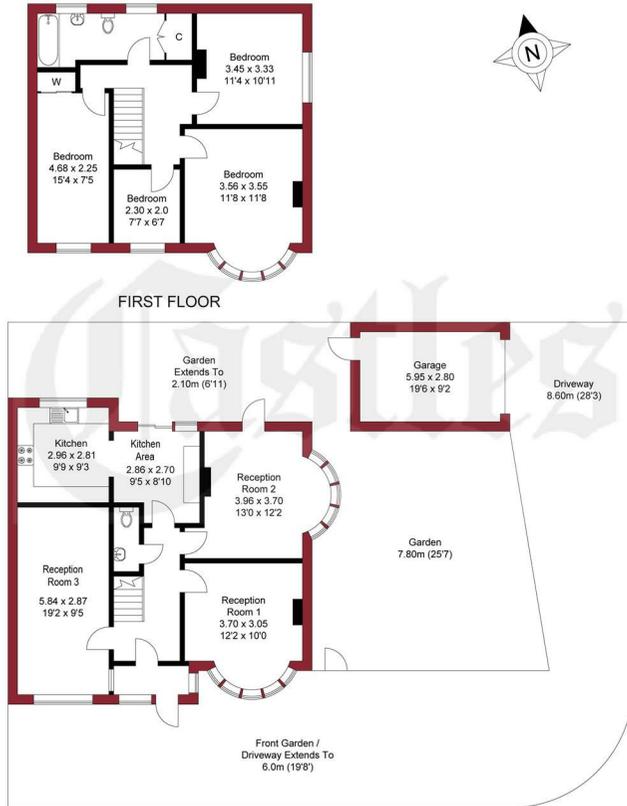
Features include:-

Front off street parking,  
Detached garage via own drive to side/rear,  
Kitchen,  
Ground floor WC,  
Entrance hallway,  
1st floor family bathroom,  
Corner plot/side garden,  
Chain free sale



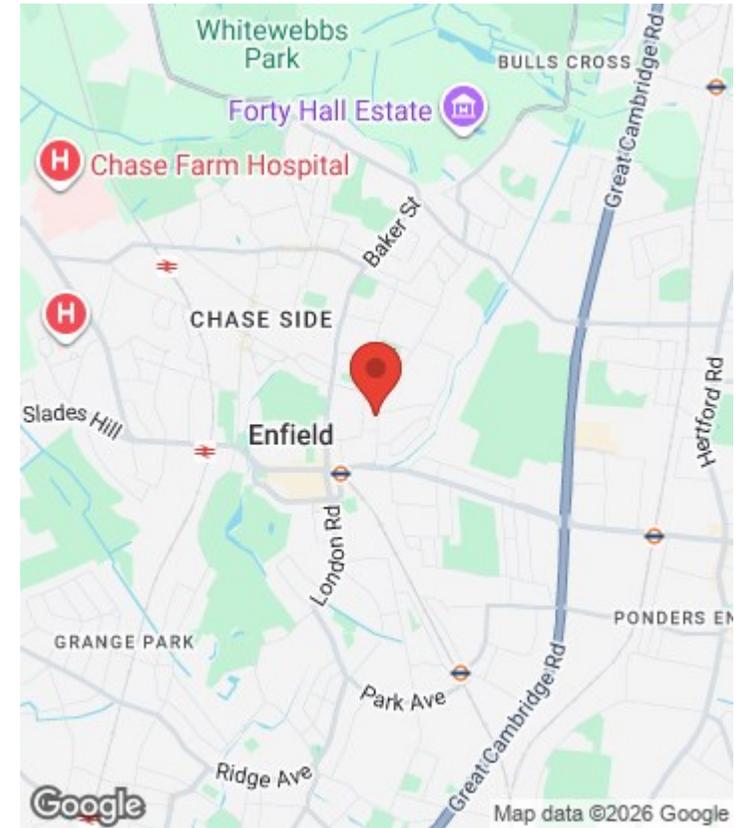


APPROXIMATE GROSS INTERNAL AREA  
 136.27 sqm / 1466.79 sqft (Excluding Garage)  
 152.93 sqm / 1646.12 sqft (Including Garage)



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

For a guide to the area please scan this code for more information



House  
 Freehold  
**Council:** Enfield  
**Council Tax Band:** G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
 243 - 245 Hertford Road  
 Enfield  
 London  
 EN3 5JJ

**OFFICE DETAILS**  
 0208 804 8000  
 enfield@castles.london  
 https://www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B	(69-80) C	(55-68) D
(49-54) E	(35-38) F	(21-28) G	(1-10)
Not energy efficient - higher running costs			
		79	32
England & Wales		EU Directive 2002/91/EC	