



ABSOLUTE
PROPERTY

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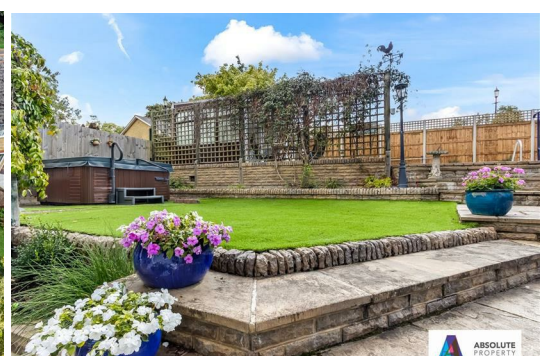
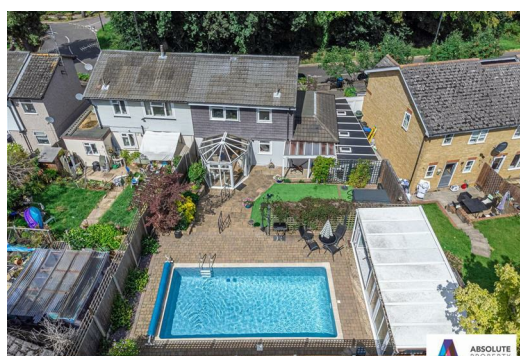


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**181 Lonsdale Drive, Enfield
EN2 7JY**

Price Guide £649,995

Absolute Property are pleased to present this immaculate four bedroom semi detached family home with its very own swimming pool, South facing garden and annex (currently generating a monthly income of £730 but will be vacant upon completion) Situated along a popular road in the Western Enfield/Oakwood area overlooking to picturesque "Boxer's Lake". Lonsdale Drive is not far from Oakwood Station(Piccadilly Line) and close to the sought-after Eversley Primary School. Benefits include its own Swimming Pool, two reception rooms, conservatory and double glazing. Viewing is highly recommended.



181 Lonsdale Drive, Enfield EN2 7JY

ENTRANCE:

Upvc double glazed porch to front door opening to:

LOUNGE:

21,3 X 12,7

Coving to ceiling, ceiling spot lights, dado rail, tv socket, radiator, upvc double glazed window to front aspect, stairs to first floor landing, under stairs storage, bi fold doors into dining room.

DINING ROOM:

12,6 X 8,8

Coving to ceiling, tiled flooring, radiator, open doorway to kitchen, open plan to conservatory.

CONSERVATORY:

9'9 X 9'4

Tiled flooring, upvc double glazed double doors opening to rear garden.

KITCHEN:

9'3 X 8'6

Range of eye and base level units, built in oven, hob and extractor, integrated fridge/freezer, washing machine and dishwasher. Stainless steel sink drainer unit with mixer taps, upvc double glazed window to rear aspect, bi fold door into annex.

ANNEX:

Comprising of bedroom and en suite.

BEDROOM FOUR (ANNEX)

17'3 X 9'1

Coving to ceiling, ceiling spot lights, upvc double glazed window with made to measure shutters to front aspect, radiator, sliding door into en suite

ENSUITE:

Comprising of low flush wc, vanity unit hand wash basin with mixer taps, shower cubicle, ceiling spot lights, upvc double glazed frosted window to rear aspect, door into lean too

LEAN TOO:

Door to rear garden, door to front aspect

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, bedroom three, shower room.

BEDROOM ONE:

12'4 X 12,3

Radiator, tv socket, fitted wardrobes, upvc double glazed window to front aspect.

BEDROOM TWO:

13'7 X 8'7

Radiator, upvc double glazed window to rear aspect

BEDROOM THREE:

9'5 X 8'9

Upvc double glazed window to front aspect, radiator

SHOWER ROOM:

Three-piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, shower cubicle, heated towel rail, upvc double glazed frosted window to rear aspect.

FRONT ASEPECT:

Paved patio, shingled area with various shrub borders, side access into lean too, door into porch.

REAR GARDEN:

Paved patio with paved steps going up to rest mainly laid to artificial grass and shrub borders and flower beds, further steps up to outside swimming pool and summer house.

SUMMER HOUSE:

14'5 X 9'1

Bi fold doors opening up/facing the outdoor swimming pool, electrics and lighting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	73	83
<small>Energy Efficiency Rating: based on energy costs</small> <small>83 (A)</small> <small>71 (B)</small> <small>59 (C)</small> <small>47 (D)</small> <small>35 (E)</small> <small>23 (F)</small> <small>11 (G)</small>		<small>Environmental Impact (CO₂) Rating: based on CO₂ emissions</small> <small>73 (B)</small> <small>61 (C)</small> <small>49 (D)</small> <small>37 (E)</small> <small>25 (F)</small> <small>13 (G)</small>	
<small>For energy efficiency - higher ratings are better</small> <small>England & Wales</small>		<small>For environmental impact - higher CO₂ emissions are worse</small> <small>England & Wales</small>	