



## Lonsdale Drive, Oakwood, Enfield

Available

£899,995 (Freehold)







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**Baker and Chase are delighted to present this extended, four bedroom, three bathroom Semi-Detached house, in one of Enfield's most sought-after residential areas.**

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The property begins via a central hallway leading to a spacious lounge boasting real wood floors and a stylish fireplace leading to a modern kitchen/diner with porcelain tiled flooring, granite counter tops, overlooking a well maintained garden via bi-fold doors.

The first floor hosts three bedrooms, two of which benefit from lovely bay windows and offer plenty of storage space. A contemporary three piece bathroom suite and stairs to the loft conclude the layout. The second floor offers a spacious double bedroom with both eaves and custom fitted storage, a Juliette balcony and a stylish en-suite shower room.

Externally, in addition to the front driveway, the property enjoys a garage to the front which has electric power connected. The property has a lovely family-friendly garden, which is fully enclosed and has both a patio and a large lawn area.

Lonsdale Drive sits in an outstanding residential location. Oakwood London Underground Station (Piccadilly Line) is 0.5 miles away and some of the areas most sought after schools are also in the vicinity, including Eversley Primary School (Outstanding), Merryhills Primary School and Highlands Secondary School (Outstanding).

Interest is sure to be high on such a well-rounded family house. Please call our office for more information.

Council Tax Band - F

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## Front

Paved Driveway

## Hallway

Carpet, wooden skirting boards, radiator, staircase, doors to

## Lounge

Wood flooring, wooden skirting boards, coving, radiators, feature fireplace, double glazed windows to front aspect

## Kitchen/Diner

Tiled flooring, matching wall and base units, granite countertops, 5-ring gas hob with electric oven, sink with mixer tap, utility area, double glazed skylights, double glazed windows and bi-fold doors to rear aspect

## W/c

Tiled flooring, vanity sink with mixer tap, w/c low flush

## First Floor Landing

Carpet, wooden skirting boards, double glazed windows to side aspect, doors to

## Bedroom Two

Carpet, wooden skirting boards, radiator, double glazed windows to front aspect

## Bedroom Three

Carpet, wooden skirting boards, radiator, double glazed windows to rear aspect

## Bedroom Four

Carpet, wooden skirting boards, radiator, double glazed windows to front aspect

## Shower Room

Tiled surround, wooden skirting boards, shower cubicle, floating sink, w/c low flush, heated towel rail, double glazed windows to side aspect

## Second Floor Landing

Carpet, wooden skirting boards, double glazed windows to side aspect

## Bedroom One

Carpet, wooden skirting boards, radiator, eaves storage, double glazed velux to front aspect, double glazed windows to rear aspect with Juliet balcony, door to

## En-Suite

Tiled surround, floating sink with mixer tap, w/c low flush, shower cubicle, double glazed windows to rear aspect

## Garden

Stone tiled patio area, laid to lawn with shrub borders

## Garage

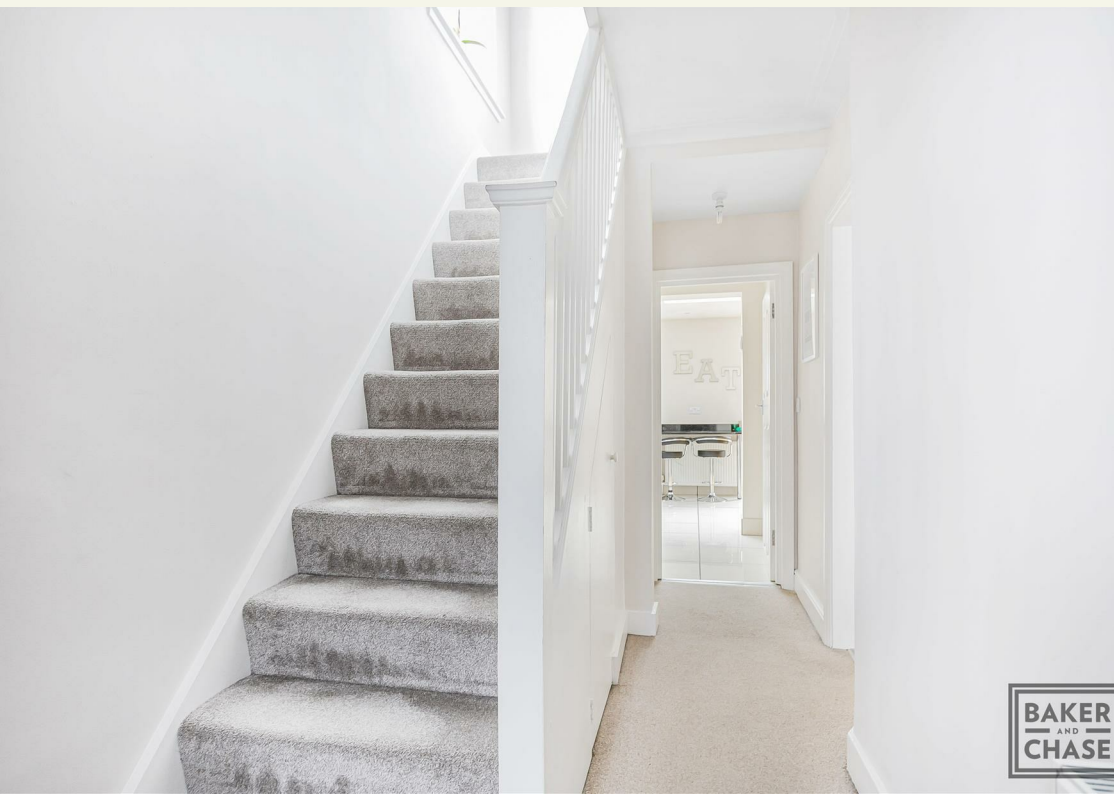
Electric powered, with up and over doors

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.











A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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VAT: The VAT position relating to the property may change without notice

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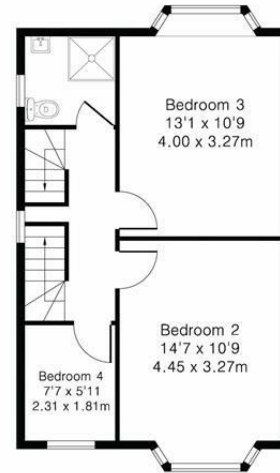
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



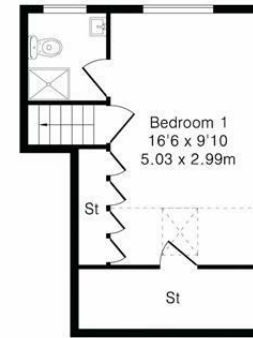


Ground Floor

Approximate Gross Internal Area 1437 sq ft – 133 sq m  
 Ground Floor Area 746 sq ft – 69 sq m  
 First Floor Area 466 sq ft – 43 sq m  
 Second Floor Area 225 sq ft – 21 sq m



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: F

