



## Lavender Gardens, Enfield

Available

£499,995 (Freehold)





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## Welcome to Lavender Gardens, Enfield - a charming location that could be the setting for your new home!

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Welcome to Lavender Gardens, Enfield - a beautiful semi-detached house that could be your next dream home! This property boasts a spacious reception room and three bedrooms, there's plenty of space for everyone to unwind and make themselves at home.

This delightful semi-detached house boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The double glazed door leading to the rear garden offers easy access to outdoor relaxation and floods the room with natural light, creating a bright and airy atmosphere. While the fireplace with a surround adds a touch of character to the living space.

The kitchen is a highlight of this property, with its wood flooring, with plenty of storage, and space for integrated appliances, whether you're a culinary enthusiast or just enjoy a cup of tea in the morning, this kitchen is sure to meet all your needs. The windows also allows natural light to flood the room, creating inviting space.

With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories. The house features a well-maintained bathroom, ensuring your comfort and convenience. Imagine unwinding in a warm bath after a long day - pure bliss! The property boasts a convenient downstairs w/c, adding a modern touch to this traditional home.

The garden is a true gem, with a side gate leading to the front garden, a paved area, and a lush lawn surrounded by beautiful shrub borders. You'll love spending time outdoors in this peaceful oasis. One of the standout features of this property is off street parking, say goodbye to the stress of searching for parking - you'll have your own designated spot right at your doorstep.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of city life. Don't miss out on the opportunity to make this house your home. Lavender Gardens is calling - are you ready to answer?

Local Authority: Enfield

Tax Band: D

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## Inner Hallway

Wood flooring, radiator, door to kitchen, door to lounge, stairs to first floor landing.

## Lounge

Two radiators, fireplace with surround, uPVC double glazed window to front aspect, uPVC double glazed door leading to rear garden, carpet, door to lobby.

## Kitchen

Wood flooring, radiator, uPVC double glazed window to front aspect, spotlights to ceiling, eye and base level units, inset sink with mixer tap, integrated dishwasher, space for washing machine, space for fridge/freezer, fitted electric oven, fitted gas hob with extractor over.

## Lobby

Tiled flooring, door leading to rear garden, storage cupboard housing: fuse box, gas and electric meters, door to WC.

## WC

Frosted window to side aspect, radiator, tiled flooring, wash hand basin with mixer tap, low level WC.

## First Floor Landing

Loft access, storage cupboard housing 'Main' boiler, doors to all bedrooms, door to bathroom, carpet, window to side aspect.

## Bedroom 1

uPVC double glazed window to front aspect, radiator, carpet.

## Bedroom 2

uPVC double glazed window to front aspect, radiator, carpet, storage cupboard.





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### Bedroom 3

Carpet, uPVC double glazed window to rear aspect, radiator.

### Bathroom

Lino flooring, frosted uPVC double glazed window to rear aspect, radiator, part-tiled walls, low level WC, pedestal wash hand basin, bath, electric shower.

### Front Garden

Paved for off-street parking, side gate leading to rear garden.

### Rear Garden

Side gate leading to front garden, paved area, rest laid to lawn, shrub borders, outside tap.

### 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. Items shown in photographs are NOT included. They may however be available by separate negotiation.

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.





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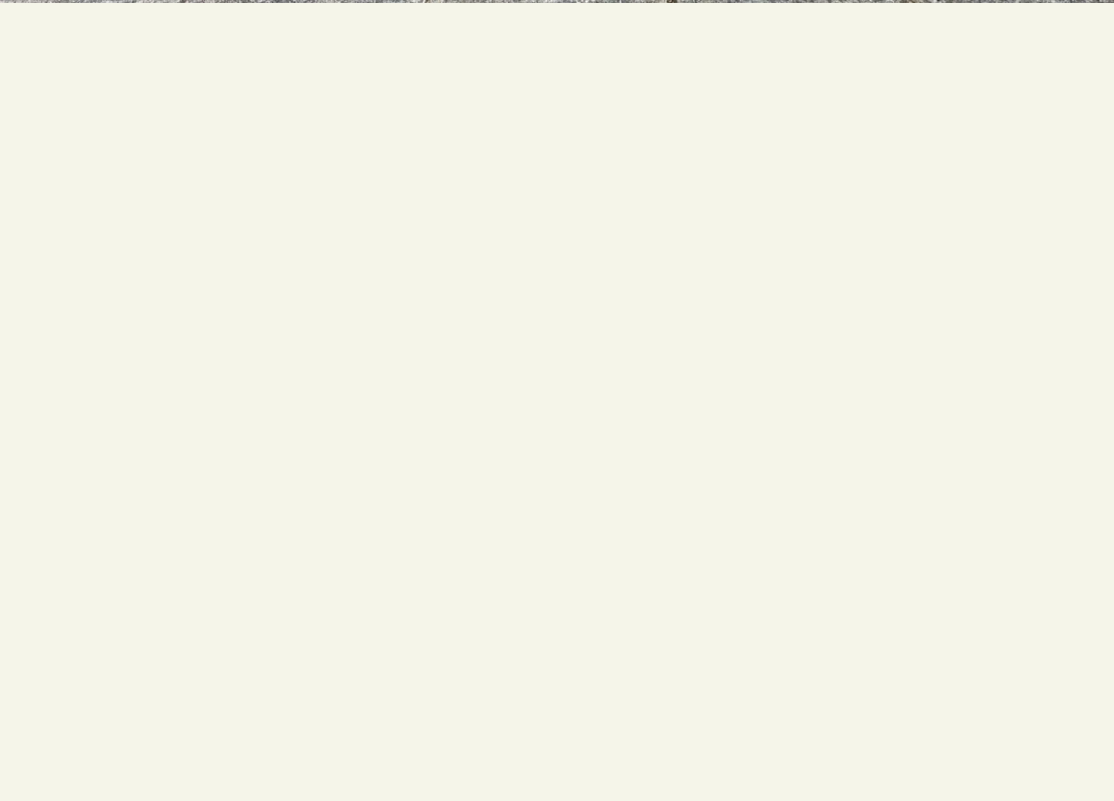


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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

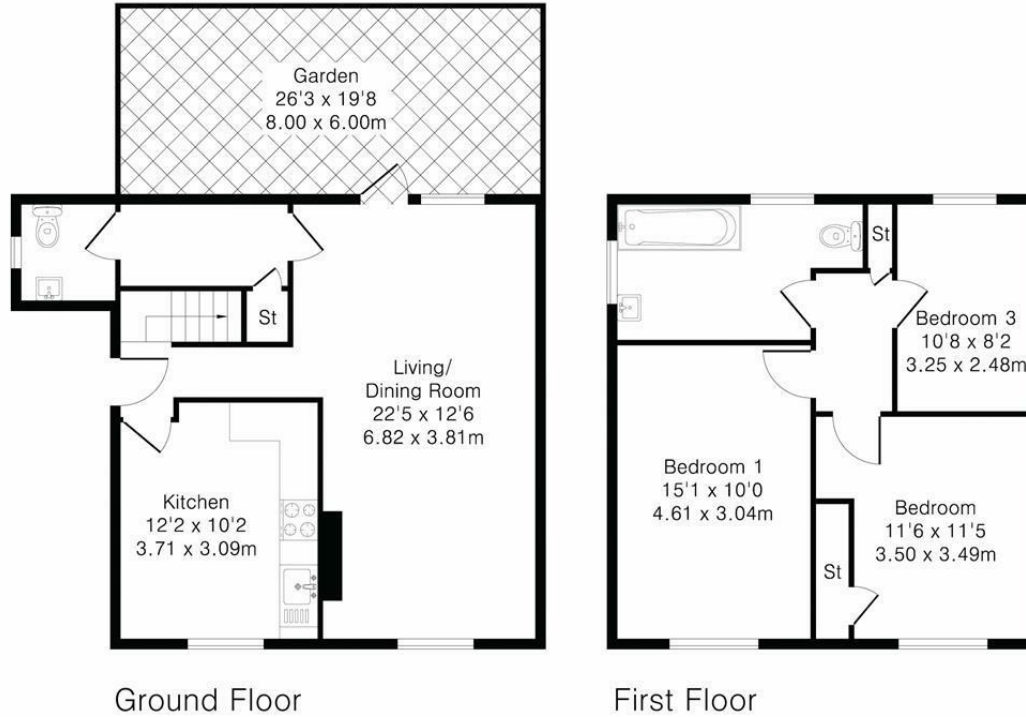
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







Approximate Gross Internal Area 983 sq ft – 91 sq m  
Ground Floor Area 504 sq ft – 47 sq m  
First Floor Area 479 sq ft – 44 sq m



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 E / Local Authority: Enfield / Council Tax Band: D

