



## Lavender Gardens, Enfield

Under Offer (SSTC)  
£450,000 (Freehold)







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**Offered chain free and requiring full modernisation, this three-bedroom semi-detached home on Lavender Gardens presents a fantastic opportunity to create a stylish family residence in one of Enfield's most desirable residential areas.**

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Situated on a quiet, tree-lined road in Enfield, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and personalise a property to their own taste.

The ground floor comprises a practical layout with two reception rooms, a kitchen leading through to a lobby, and a convenient ground floor WC. Original wood flooring runs throughout much of the ground floor, providing character and charm, while the first floor offers three bedrooms, a family bathroom, and a separate WC, along with storage cupboards and loft access.

Externally, the property benefits from a westerly-facing rear garden with paved and lawn areas, ideal for outdoor living, and a front garden providing additional space and street presence.

Lavender Gardens is ideally located for a range of local amenities. The property is within walking distance of Gordon Hill Station, offering direct services into central London, while Enfield Town Centre is a short drive or bus journey away, providing a wide selection of shops, cafés, restaurants, and leisure facilities. Families will appreciate the property's position within the catchment of well-regarded local primary and secondary schools, as well as nearby parks and green spaces, perfect for outdoor activities. Frequent bus routes run along nearby roads, connecting to Cockfosters, Waltham Cross, and surrounding areas. Road connections are also convenient, with the A10 and M25 accessible for travel across London and beyond.

Offered chain free, this probate property requires full modernisation, reflecting its price, and presents a rare opportunity for buyers to create a contemporary family home in a sought-after and well-connected location.

Local Authority: London Borough of Enfield  
Council Tax Band: E

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### Inner Hallway

Original wood flooring, radiator, understairs storage cupboard, doors to both receptions, door to kitchen, stairs to first floor landing.

### Reception 1

Feature fireplace, single glazed window to front aspect, original wood flooring, radiator.

### Reception 2

Single glazed window to rear aspect, carpet, storage cupboard.

### Kitchen

Part tiled walls, single glazed window to side aspect, lino flooring, radiator, eye and base level units, stainless steel sink with mixer tap, door to lobby.

### Lobby

Lino flooring, door leading to rear garden, door to WC.

### WC (Ground Floor)

Part tiled walls, frosted single glazed window to rear aspect, lino flooring, radiator, low level WC, wash hand basin.

### First Floor Landing

Original wood flooring, loft access, cupboard housing water tank, doors to all bedrooms, door to bathroom, door to WC, further storage cupboard.

### Bedroom 1

Single glazed window to front aspect, original wood flooring, radiator.

### Bedroom 2

Single glazed window to rear aspect, original wood flooring.

### Bedroom 3

Single glazed windows to rear aspect, original wood flooring.









## Bathroom

Part tiled walls, frosted single glazed window to side aspect, radiator, pedestal wash hand basin, panelled bath.

## WC (First Floor)

Part tiled walls, frosted single glazed window to side aspect, lino flooring, low level WC.

## Rear Garden

Part paved area, rest laid to lawn.

## Front Garden

Part paved area, shrubbery, gas meter box.

## Disclaimer

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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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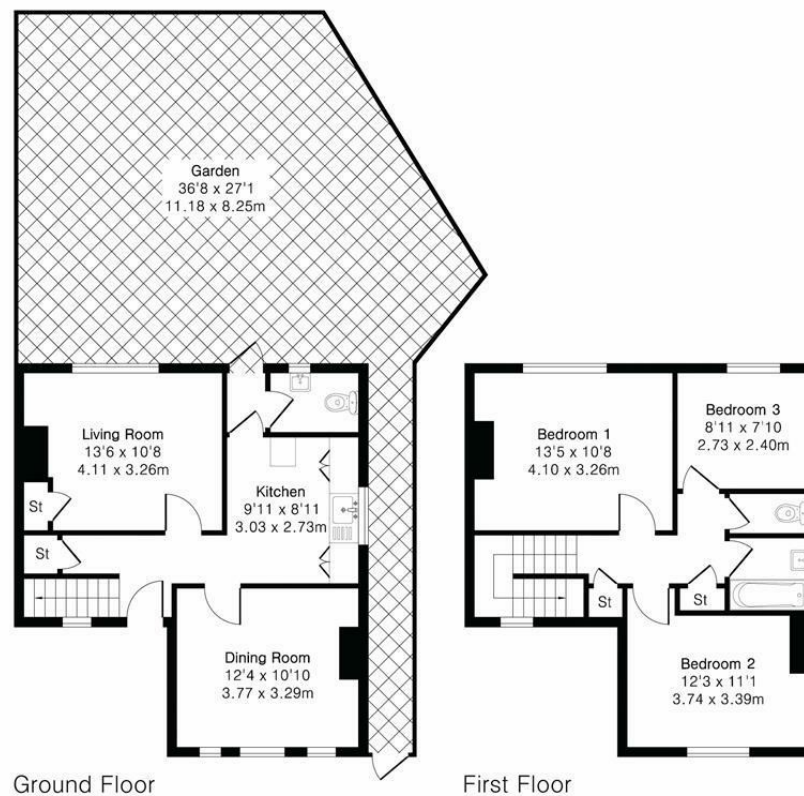




**Approximate Gross Internal Area 974 sq ft - 90 sq m**

Ground Floor Area 487 sq ft - 45 sq m

First Floor Area 487 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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: London Borough of Enfield / Council Tax Band: E