



66 Graeme Road, Enfield, EN1 3UT

£645,000



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Lanes are pleased to present to the market this Three Bedroom extended semi detached house. Located in a quiet Cul-De-Sac this property benefits from ground floor shower room, two reception rooms, extended kitchen/diner, additional first floor bathroom with under floor heating, two double bedrooms, a single bedroom, off street parking, garage accessed via shared drive and more. Viewing is highly recommended to fully appreciate this property. Call now to view.



Inner Hallway

Stairs leading to first floor landing, under stair storage cupboard, radiator, doors leading to shower room, reception one and reception two.

Reception One

14'1" (into bay) x 12'3" (4.29m (into bay) x 3.73m)

Double glazed bay window to front aspect, radiator and feature gas fireplace with stone surround.

Reception Two

11'8" x 10'9" (3.56m x 3.28m)

Laminate wood flooring, radiator, open style fireplace with wood and tile surround, access leading to kitchen/diner.

Kitchen/Diner

17'9" x 11'5" (5.41m x 3.48m)

Double glazed window to rear aspect, double glazed patio doors leading to rear garden, two skylights, eye and base level units with roll top worksurfaces and breakfast bar, stainless steel one and a half bowl sink with mixer tap and drainer unit, fitted double oven with electric hob and extractor hood, space for washing machine, tumble dryer, dish washer and fridge/freezer, spotlights, radiator, part tiled walls, part tiled flooring, the rest is laminate wood flooring.

Shower Room

Frosted double glazed window to side aspect, shower cubicle, bespoke sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

First Floor Landing

Frosted double glazed window to side aspect, loft access and doors leading to all rooms.

Bedroom One

14'1" (into bay) x 11'5" (4.29m (into bay) x 3.48m)

Double glazed bay fronted window to front aspect and radiator.

Bedroom Two

11'8" x 11'6" (3.56m x 3.51m)

Double glazed window to rear aspect, fitted wardrobe, storage cupboard and radiator.

Bedroom Three

8'2" x 6'4" (2.49m x 1.93m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment,

pedestal wash hand basin with mixer tap, low flush W.C, heated towel rail, tiled floor and part tiled walls.

Exterior - Front

Tarmac driveway, lawn area with shrubs and bush borders, gate leading to shared driveway with access to garage and rear garden.

Exterior - Rear

Mainly Laid to lawn, raised decking area to the rear, part patio paved, flower bed to side with various plants shrubs and bushes, timber shed and gate leading to garage and side access.

Garage

15'8" x 7'8" (4.78m x 2.34m)

Window to side, up and over garage door, power and lighting.

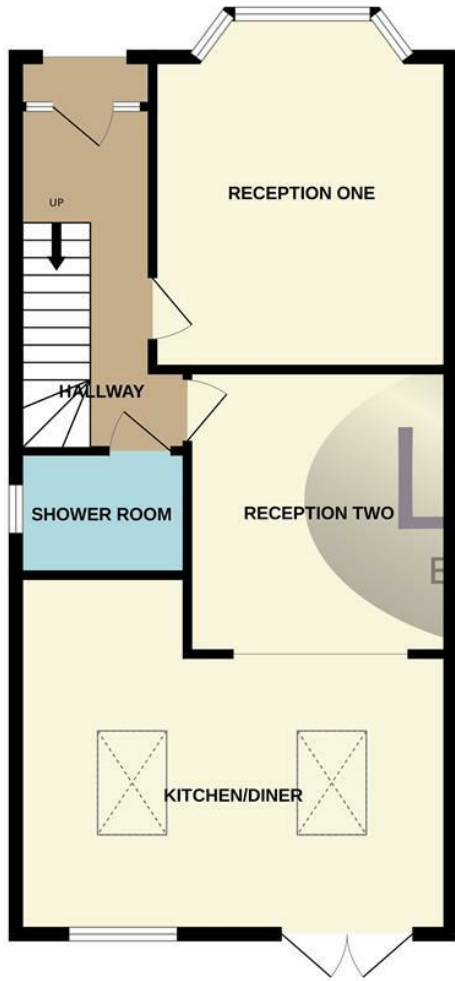
Lanes Estate Agents Enfield Reference

ET5105/AX/AX/AX/171023





GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.

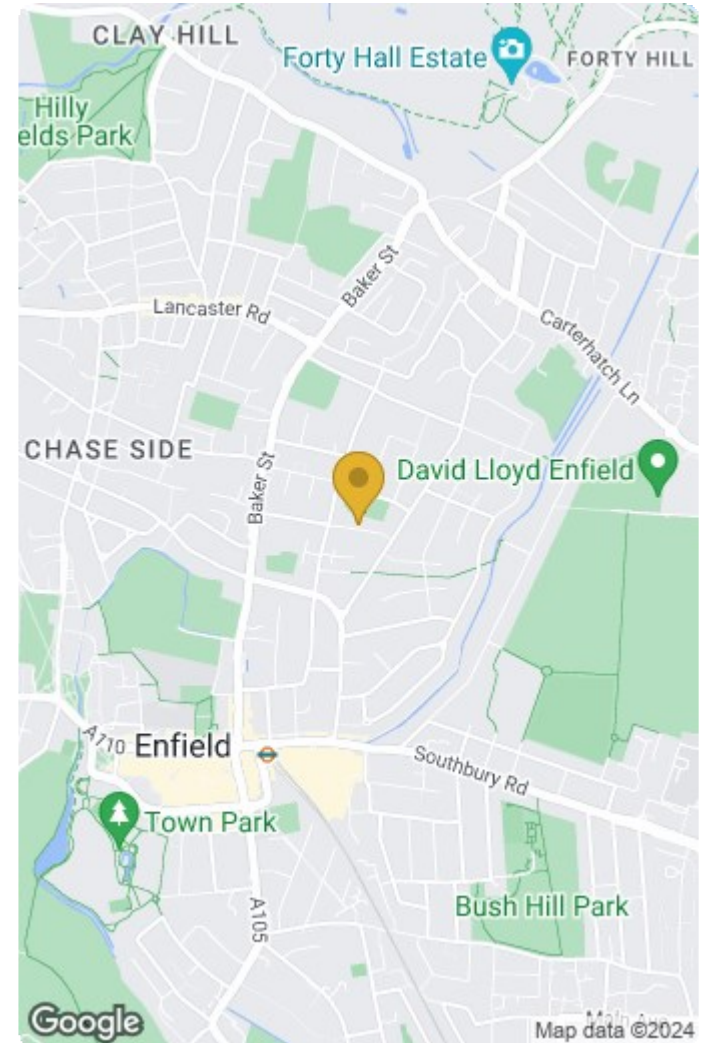


TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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