



289 Lonsdale Drive, Enfield, EN2 7LB

£585,000





## 289 Lonsdale Drive, Enfield, EN2 7LB

Lanes Estate Agents are pleased to present this Three bedroom semi detached house located within a short distance of Grange Park Station which offers fast links into the City and Oakwood Underground Station. The property is also conveniently located and falls within the catchment areas of some of Enfield's most sought after schools including 'Merryhills' and 'Eversley' Primary Schools. Internally the accommodation comprises two reception rooms, three good size bedrooms and a first floor family bathroom. This property has the added incentive of being sold with no onward chain. Viewing is highly recommended. Call now.



### **Porch**

Dual aspect double glazed windows, tiled floor and door leading to lounge.

### **Lounge**

19'1" x 13'2" (5.82m x 4.01m)

Dual aspect double glazed windows, wood flooring, radiator, stairs leading to first floor landing, under stair storage cupboard, access leading to dining room and access leading to kitchen.

### **Dining Room**

8'9" x 8'9" (2.67m x 2.67m)

Double glazed window to rear aspect, double glazed sliding door leading to rear garden, wood flooring and radiator.

### **Kitchen**

10'2" x 9'0" (3.10m x 2.74m)

Dual aspect double glazed windows, eye and base level units with granite worktop surfaces, stainless steel inset sink with mixer tap, fitted electric cooker with extractor fan, space for washing machine, dish washer and fridge/freezer, frosted double glazed door leading to rear garden and wood flooring.

### **First Floor Landing**

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

### **Bedroom One**

11'1" x 10'1" (3.38m x 3.07m)

Double glazed window to rear aspect, laminate wood flooring and radiator.

### **Bedroom Two**

11'1" x 10'1" (3.38m x 3.07m)

Double glazed window to front aspect, laminate wood flooring and radiator.

### **Bedroom Three**

9'1" x 7'9" (2.77m x 2.36m)

Double glazed window to front aspect, laminate wood flooring and radiator.

### **Bathroom**

Frosted double glazed window to rear aspect, panel enclosed 'Whirlpool' bath with mixer tap and wall mounted electric shower, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

### **Exterior - Front**

Pattern brick paved driveway, lawn area and gate leading to rear garden.

### **Exterior - Rear**

Mainly laid to lawn with concrete area, timber shed and gate leading to front driveway.

### **Lanes Estate Agents Enfield Reference**

ET5128/AX/AX/AX/090224









GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

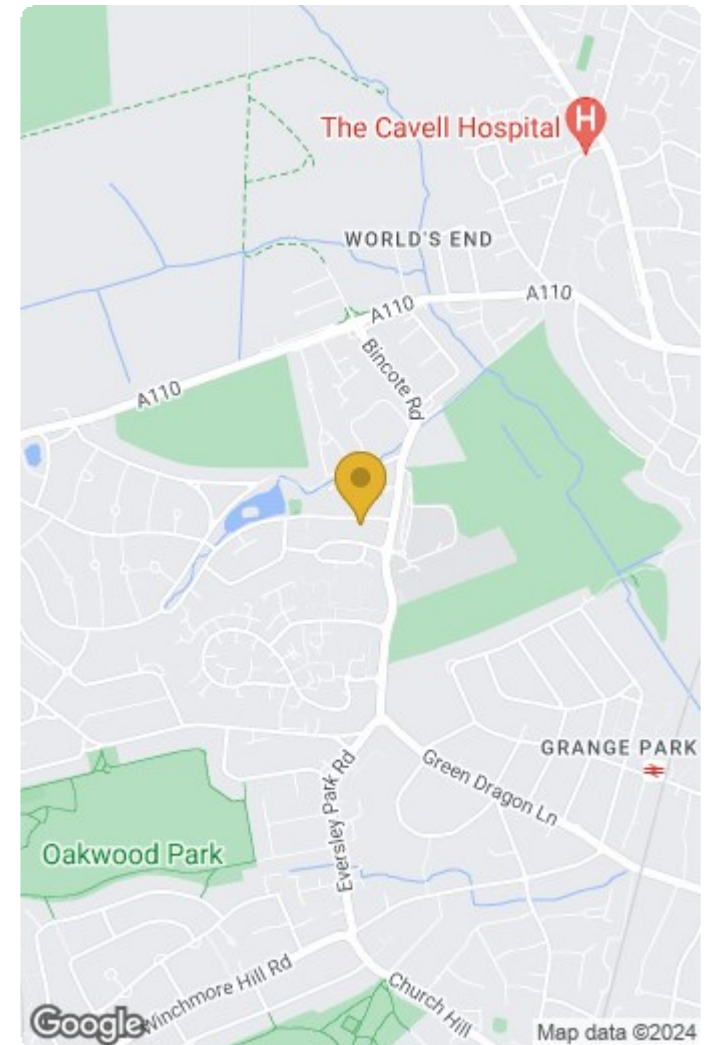


TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

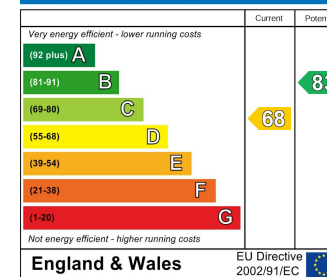
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**



**Environmental Impact (CO<sub>2</sub>) Rating**

