



55 Graeme Road, ENFIELD, EN1 3UT
£700,000



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Located in a quiet cul-de-sac is this Four bedroom semi detached house. The property is within close proximity to Enfield Town's multiple transport links and shopping centre. Benefits to this property include rear kitchen extension, solar panels, loft conversion, first floor bathroom, en suite to bedroom one, out building, garage and off street parking with EV charging point. Viewing is highly recommended. Call now.



Inner Hallway

Laminate flooring, radiator, stairs leading to first floor landing, under stair storage cupboard, doors leading to lounge and kitchen.

Lounge

26'1" (into bay) x 12'1" narrowing to 10'11" (7.95m (into bay) x 3.68m narrowing to 3.33m)

Double glazed window to rear, wood flooring, radiator and gas fireplace.

Kitchen

17'1" x 18'1" narrowing to 9'11" (5.21m x 5.51m narrowing to 3.02m)

(L-Shape) Double glazed window to rear aspect, double glazed bi-folding doors leading to rear garden, under floor heating, eye and base level units with granite worktop surfaces, granite splashbacks and granite breakfast bar, freestanding 'Range Master' cooker, space for fridge/freezer, integrated dishwasher, microwave and 'Miele' coffee machine, fitted extractor hood, stainless steel sink, wine fridge, spotlights, radiator and tiled floor.

First Floor Landing

Double glazed window to side aspect, doors leading to all rooms and stairs leading to second floor landing.

Bedroom Two

14'1" into bay x 11'1" (4.29m into bay x 3.38m)

Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Three

11'10" x 11'1" (3.61m x 3.38m)

Double glazed window to rear aspect, radiator and fitted wardrobes.

Bedroom Four

8'1" x 6'1" (2.46m x 1.85m)

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

Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, concealed low flush W.C, spotlights, heated towel rail, tiled floor and walls.

Second Floor Landing

Frosted double glazed window to side aspect, door leading to bedroom one.

Bedroom One

16'1" x 12'5" (4.90m x 3.78m)

(Restricted Head Height) Double glazed window to rear aspect, velux window, radiator, fitted wardrobe, under eave storage, spotlights and door leading to ensuite.

Ensuite

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

Exterior - Front

Paved

Exterior - Rear

Part paved, decking area, flower bed with plant and shrub borders, timber shed, garage and additional out building.

Outbuilding

16'0" x 7'1" (4.88m x 2.16m)

Double glazed windows, power and lighting.

Garage/Utility Room

16'0" x 7'0" (4.88m x 2.13m)

Tiled flooring, plumbed for washing machine and tumble dryer, double glazed windows, separate W.C with low flush W.C and pedestal sink with mixer tap.

Reference

ET5140/AX/CSPB/AX/110324





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GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.

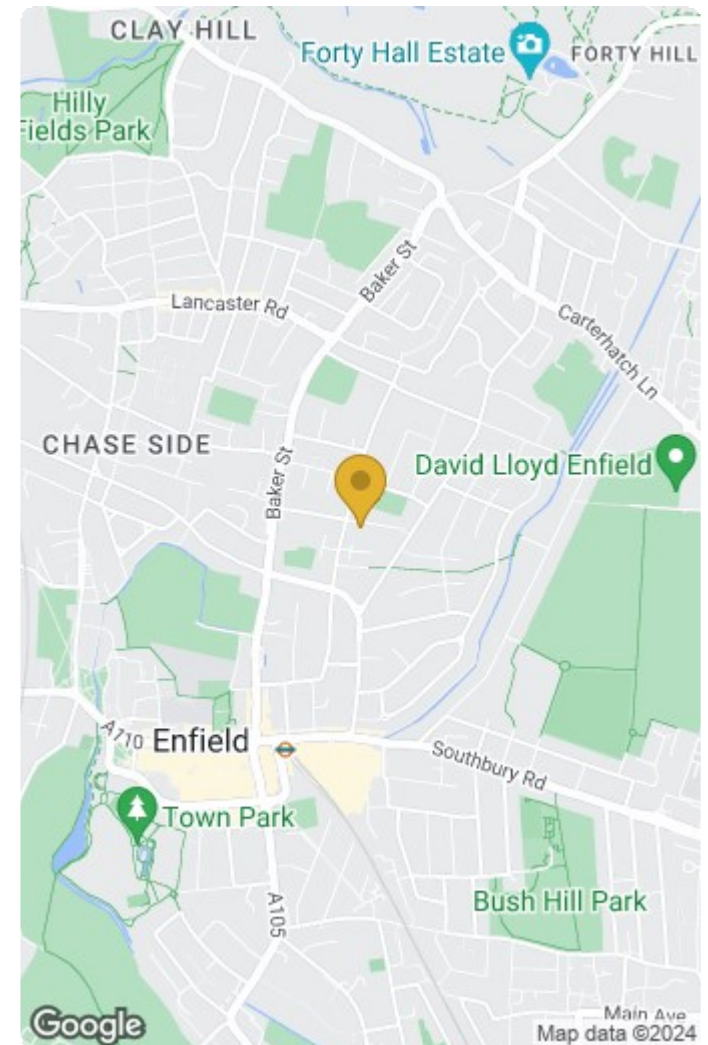


TOTAL FLOOR AREA : 1568 sq.ft. (145.6 sq.m.) approx.

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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