



7 Cambridge Gardens, Enfield, EN1 3PJ
Offers In Excess Of £700,000



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Lanes Enfield Town are pleased to present this spacious five bedroom semi-detached house, benefitting from two receptions, a bright/airy conservatory with under floor heating and a drinks bar, a separate utility room, downstairs W.C, two garages with electricity, en-suite to main bedroom, off street parking, double glazing and a brand new boiler. The property is located conveniently for easy access to the A10 and M25, as well as walking distance to good bus routes into Enfield Town. It's situated close to Enfield Retail Park offering good shops, cafes and restaurants. A short walk to David Lloyds Leisure Centre and many more amenities.



Entrance Hallway

Stained glass window with secondary glazing to side aspect, laminate flooring, radiator, stairs to first floor landing and doors to reception rooms one, two and kitchen.

Reception One 15'6" x 13'10" (4.73 x 4.24)

Double glazed windows to front aspect, radiator and gas fireplace.

Reception Two 11'11" x 11'7" (3.65 x 3.55)

Double glazed sliding doors to conservatory, laminate flooring, radiator.

Kitchen 8'9" x 8'5" (2.67 x 2.59)

Tiled walls, lino flooring, freestanding gas cooker/oven, extractor hood, integrated dishwasher, under counter integrated fridge/freezer, waste disposal, spotlights, door from kitchen to conservatory.

Conservatory 20'4" x 11'7" (6.22 x 3.55)

Slate tiled flooring, double glazed sliding doors to rear garden, under floor heating, radiator, door to utility room.

Utility Room 5'9" x 5'3" (1.76 x 1.62)

uPVC double glazed window to rear aspect, slate tiled flooring, tiled walls, plumbing for washing machine and tumble dryer, radiator.

Downstairs W/C

Tiled floors, part tiled walls, vanity hand basin with mixer tap, closed couple w.c.

First Floor Landing

Stained glass window to side aspect, laminate flooring, doors to all bedrooms and bathroom, loft access.

Bedroom One 15'11" x 11'3" (4.86 x 3.44)

Double glazed windows to front aspect, laminate flooring, door to en-suite, radiator, fitted wardrobes.

En-Suite to Bedroom One 5'2" x 4'7" (1.58 x 1.40)

Tiled floors, tiled walls, single electric shower, vanity hand basin, heated towel rail.

Bedroom Two 11'11" x 11'3" (3.65 x 3.44)

Double glazed uPVC windows to rear aspect, laminate flooring, radiator, fitted wardrobes.

Bedroom Three 11'2" x 9'1" (3.42 x 2.77)

Double glazed windows to front aspect, laminate flooring, radiator.

Bedroom Four 13'6" x 8'3" (4.12 x 2.53)

Double glazed uPVC to rear aspect, laminate flooring, radiator, fitted wardrobes.

Bedroom Five/Office 8'4" x 8'3" (2.56 x 2.53)

Double glazed uPVC windows to front aspect, carpet, radiator, storage cupboard.

Bathroom 9'1" x 9'1" (2.78 x 2.77)

Double glazed frosted uPVC windows to rear aspect, tiled flooring, tiled walls, enclosed whirlpool bath, double electric shower, vanity hand basin with mixer tap, concealed w.c, spotlights, heated towel rail.

Front Garden

Driveway, mature shrubs access to garage.

Garage One 26'2" x 8'3" (7.99 x 2.53)

Single garage with up and over garage door to front driveway, concrete floor, power and lighting.

Rear Garden

Paved patio, pergola, grass, mature flowerbeds and fruit trees,

Garage Two 19'1" x 17'7" (5.83 x 5.36)

Double garage, electricity, concrete floor.

Reference

ET5142/AX/CS/CS/140324





GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.

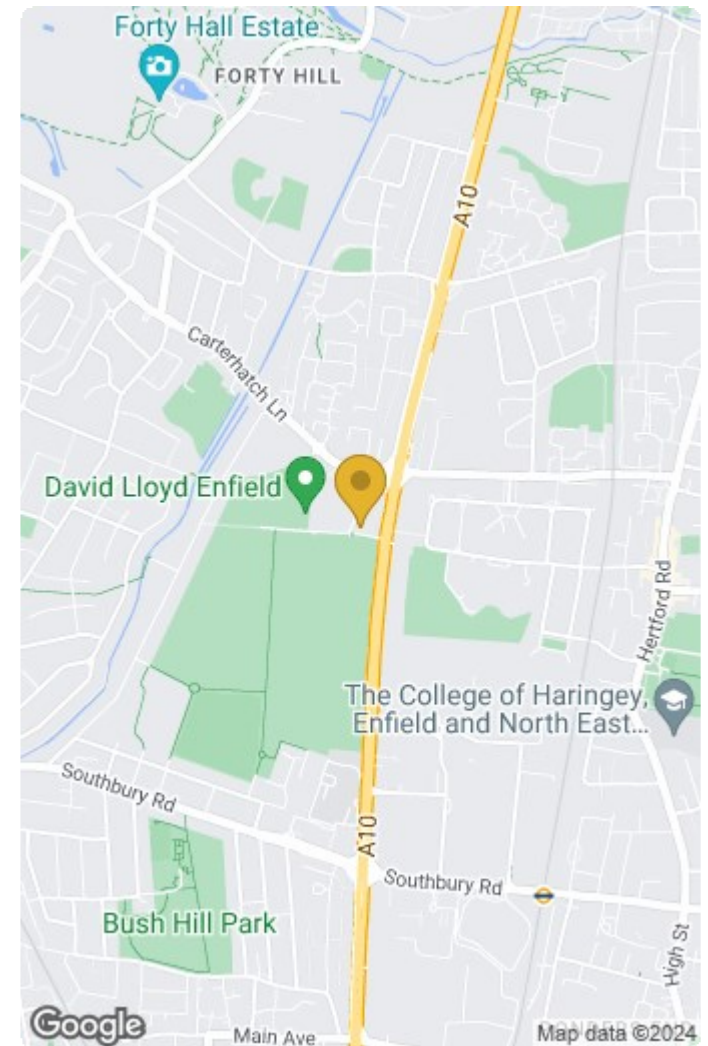


TOTAL FLOOR AREA: 1735 sq.ft. (161.2 sq.m.) approx.

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

Very energy efficient - lower running costs	Current	Potential
(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 (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	