



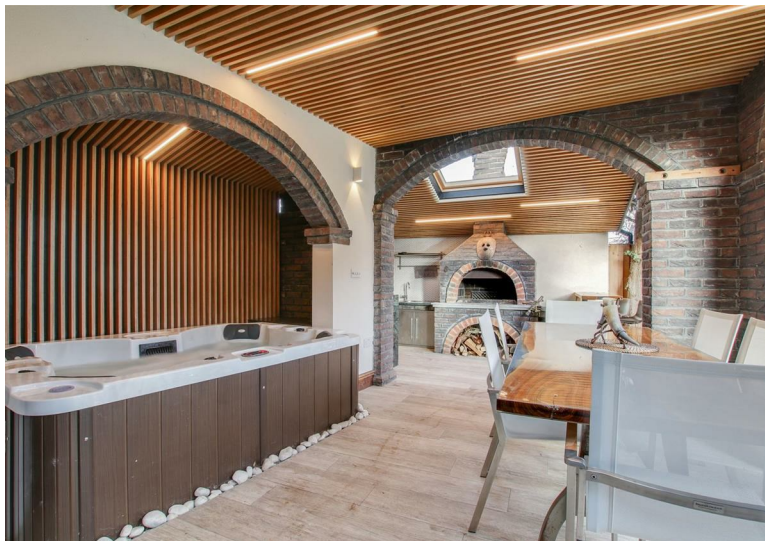
158 Linden Gardens, Enfield, EN1 4EA  
Offers Over £800,000



## 158 Linden Gardens, Enfield, EN1 4EA

A truly special property! Fully refurbished, this four bedroom property is the ideal home for anyone looking for luxury and space, including its own SPA featuring sauna, hot tub and lounge area with pizza oven, perfect for all seasons!! The A10 & M25 are also easily accessible. It is also worth noting several Primary school options nearby including Worcester Primary School which has an Ofsted Rating of Outstanding!

Benefits include a Large GATED Driveway a pleasant rear Garden with access into the GARAGE. Other Benefits include Large kitchen/diner and snug room, Spacious Modern Fitted Kitchen, Three Modern Bathroom/Shower Suites, One Being Downstairs, Utility Room, Large Entrance Hall, Fantastic Sized Bedrooms, Double Glazing, Gas Central Heating, & UNDERFLOOR HEATING throughout the ground floor. Viewings Highly Recommended.



### Inner Hallway

Two frosted double glazed windows to front aspect, oak flooring, under floor heating, stairs leading to first floor landing with bespoke fitted storage cupboards, door leading to lounge, door leading to shower room and access leading to kitchen/diner.

### Lounge

10'3" x 9'4" (3.12m x 2.84m)

Double glazed window to front aspect, under floor heating and bi-folding doors leading to kitchen/diner.

### Kitchen/Diner

25'0" (max) x 22'1" (7.62m (max) x 6.73m)

Dining/Lounge Area

Double glazed window to rear aspect, double glazed bi-folding door leading to rear garden, two remote controlled skylights, remote controlled blinds, oak flooring, under floor heating, media wall with feature LED lighting, marble surround with 'B and W' sound system.

Kitchen Area

Eye and base level units with 'Quartz' worktop surfaces, 'Quartz' breakfast bar, 'Onyx' splashbacks, stainless steel butler sink with mixer tap, Fitted appliances include two ovens, induction hob and extractor, integrated appliances to include dish washer, fridge, freezer and wine cooler. Tiled flooring, spotlights, under floor heating and door leading to utility room.

### Utility Room

11'0" x 6'5" (3.35m x 1.96m)

Eye and base level units with 'Quartz' worktop surfaces, stainless steel butler sink with mixer tap, water softener system, space for washing machine and tumble dryer, 'Vaillant' Boiler with pressure cylinder, tiled flooring, spotlights and under floor heating.

### Shower Room

Frosted double glazed window to front aspect, Walk in shower with 'Hans Grohe' fittings, bespoke sink with mixer tap, concealed low flush W.C, under floor heating, spotlights, tiled floor and 'Onyx' tiled walls with fitted cupboard.

### First Floor Landing

Dual aspect double glazed windows, Two featured glass flooring areas with LED lighting, oak flooring, spotlights, stairs leading to second floor landing with glazed gallery, doors leading to bedroom two, bedroom three, bedroom four and bathroom.

### Bedroom Two

12'5" x 8'4" (3.78m x 2.54m)

Double glazed window to front aspect, oak flooring and radiator.

### Bedroom Three

12'5" x 8'4" (3.78m x 2.54m)

Double glazed window to rear aspect, oak flooring and radiator.

### Bedroom Four

11'0" x 6'5" (3.35m x 1.96m)

Double glazed window to rear aspect, oak flooring and radiator.

### Bathroom

Frosted double glazed window to front aspect, tile enclosed bath with 'Hans Grohe' taps and shower attachment, vanity sink with 'Hans Grohe' taps, low flush W.C, spotlights, heated towel rail and tiled walls and floor.

### Second Floor Landing

Velux window, oak flooring and door leading to bedroom one.

### Bedroom One

20'6" x 12'9" (6.25m x 3.89m)

(restricted head height) Double glazed window to rear aspect, double glazed patio doors leading to 'Juliette' balcony, oak flooring, fitted wardrobes, radiator, feature LED lighting, under eaves storage space and access leading to dressing area.

### Dressing Area

Double glazed windows to rear aspect, oak flooring, spotlights, fitted wardrobe and door leading to ensuite.

### Ensuite

Velux window, double shower cubicle with 'Hans Grohe' fittings, bespoke vanity sink with 'Hans Grohe' tap, concealed low flush W.C, spotlights, tiled floor and walls, under eaves storage and feature LED lighting.

### Exterior - Front

Mainly granite paved with pattern brick paved feature area, video entry, electric sliding gate, hedge boarders and access leading to garage.

### Garage

16'1" x 8'6" (4.90m x 2.59m)

Remote controlled electric roller shutter, power, lighting and access to rear garden.

### Exterior - Rear

Landscaped rear garden comprising of tiled area, patio paved area, lawn area, shingled area to sides with various trees, shrubs and bushes. Two raised flower beds with bushes and seating area one of which has a mains connected gas fire pit. Access to garage and BBQ area/outbuilding.

### BBQ Area/Outbuilding - Sauna

BBQ Area - Brick built barbeque/pizza oven, sink with mixer tap, refrigerated draws, tiled flooring, feature walls with feature LED lighting.

Hot Tub Area - Tiled flooring, Hot Tub, feature LED lighting and double glazed sliding door leading to Sauna Area.

Sauna Area - Skylight, under floor heating, door leading to W.C with concealed low flush W.C, separate Shower Room with shower cubicle and door leading to Sauna with Marble fitted log burner.

### Lanes Estate Agent Enfield Property Reference

ET5039/PD/AX/AX/050723



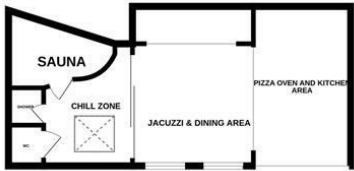


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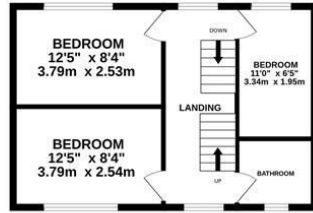
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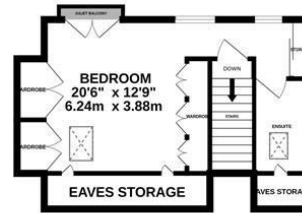
GROUND FLOOR  
1295 sq.ft. (120.4 sq.m.) approx.



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



2ND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

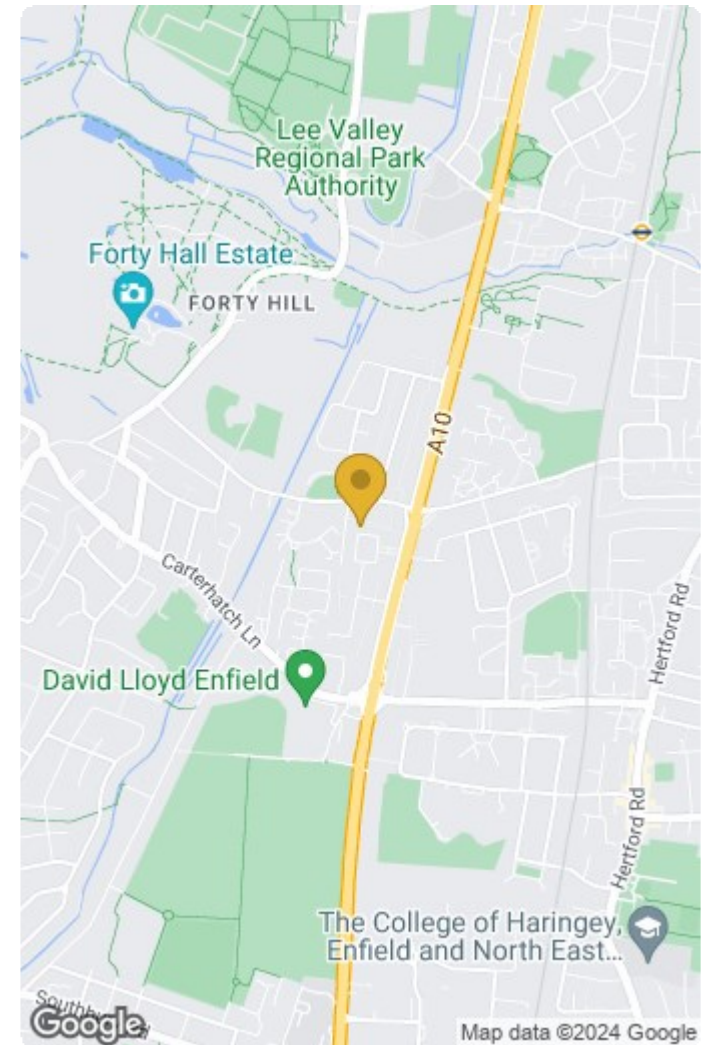


TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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