



4 Pentrich Avenue, Enfield, EN1 4LZ

£425,000



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Lanes are pleased to present to the market this Three bedroom tunnel linked house. The property has many benefits to include off street parking, two reception rooms, first floor bathroom, two double bedrooms and more. This property has the added incentive of being sold with no onward chain. Keys held. Call Now.



Porch

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

Hallway

Stairs leading to first floor landing, laminate flooring, doors leading to lounge and dining room.

Lounge

14'0" x 13'7" narrowing to 10'1" (4.27m x 4.14m narrowing to 3.07m)

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

Dining Room

9'2" x 9'2" (2.79m x 2.79m)

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

Kitchen

10'0" x 5'0" (3.05m x 1.52m)

Double glazed door leading to rear garden, door leading to tunnel access, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted electric cooker with extractor hood, space for washing machine, tiled floor and walls.

First Floor Landing

Double glazed window to front aspect and doors leading to all rooms.

Bedroom One

13'3" x 10'0" (4.04m x 3.05m)

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

Bedroom Two

11'3" x 9'1" (3.43m x 2.77m)

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

Bedroom Three

6'1" x 4'9" (1.85m x 1.45m)

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

Bathroom

Frosted double glazed window to front aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush W.C, radiator, airing cupboard and tiled walls.

Exterior - Front

Part patio paved, driveway, door leading to tunnel access and door leading to porch.

Exterior - Rear

Patio paved and timber shed.

Lanes Estate Agents Enfield Town Reference Number

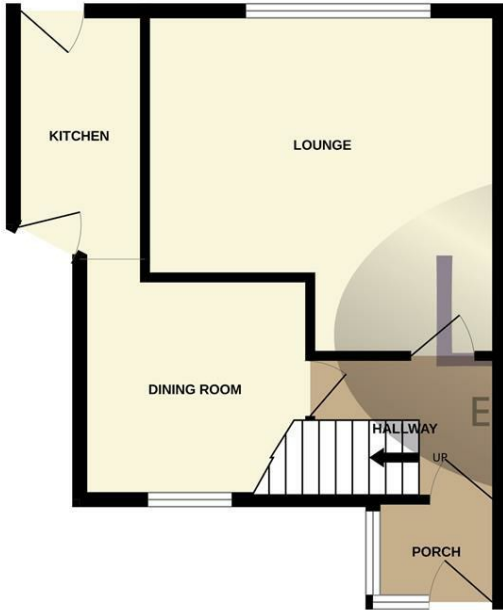
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GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

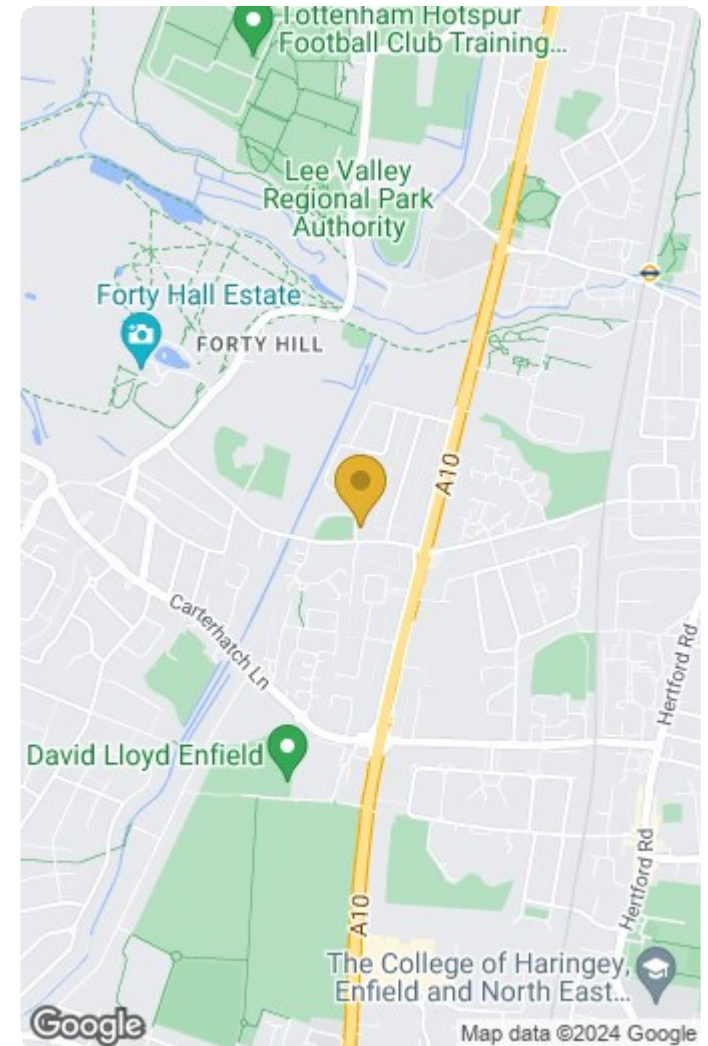


TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

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) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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