



66 Lion Road, London, N9 9DW

£485,000



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Lanes Enfield Town are pleased to offer new to market this lovely three bedroom mid terrace family home situated on a quiet residential No Through Road off of Church Street, a 3 minute walk away from Edmonton Green Station as well as an abundance of popular shops and restaurants along 'The Green'.

The property comprises of a bright and spacious through lounge, newly modernised kitchen, modern first floor bathroom and two double bedrooms with fitted wardrobes.

It's located in close proximity to Latymer Primary and Secondary school, and has great transport links to Tottenham Hale for the Underground and the 191 bus to Enfield Town centre.

This house is perfect for First Time Buyers looking for a long term family home that's ready to move in!



Entrance

uPVC double glazed door into porch. uPVC door and frosted window to hallway. Laminate floors, radiator, stairs to first floor landing, electric meter cupboard and doors leading to open plan reception and kitchen.

Through Lounge

24'6" x 11'3" (7.47m x 3.43m)

Double glazed uPVC bay window to front aspect, Amtico flooring, two radiators, double glazed sliding doors leading to rear garden.

Kitchen

6'3" x 9'0" (1.91m x 2.74m)

Frosted double glazed uPVC door to rear garden, double glazed window, laminate flooring, part tiled walls and splashback, worktops with base level units, space for washing machine, dishwasher and fridge/freezer. Freestanding cooker with gas hob and electric oven. Extractor hood, stainless steel sink with mixer tap and drainer. Eye level units.

First Floor Landing

Laminate flooring. Doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom.

Bedroom One

10'2" x 13'6" (3.10m x 4.11m)

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

Bedroom Two

11'5" x 10'3" (3.48m x 3.12m)

Double glazed windows to rear aspect. Laminate flooring, radiator and fitted wardrobes.

Bedroom Three

7'4" x 6'6" (2.24m x 1.98m)

Double glazed windows to front aspect. Laminate flooring and radiator.

Bathroom

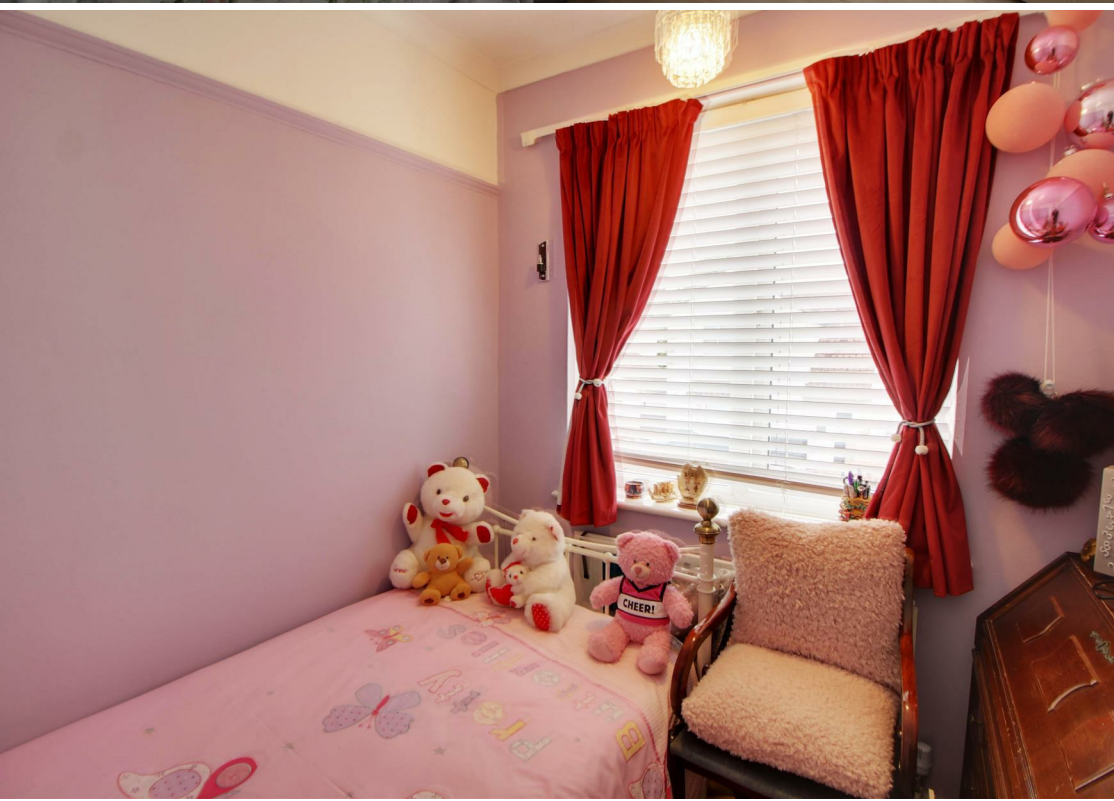
Double glazed frosted window to rear aspect. Tiled flooring and partly tiled walls. Panel enclosed bath with mixer tap and shower attachment. Vanity hand basin with mixer tap and low level w.c.. Radiator.

Exterior Front

Tiled, door leading to porch.

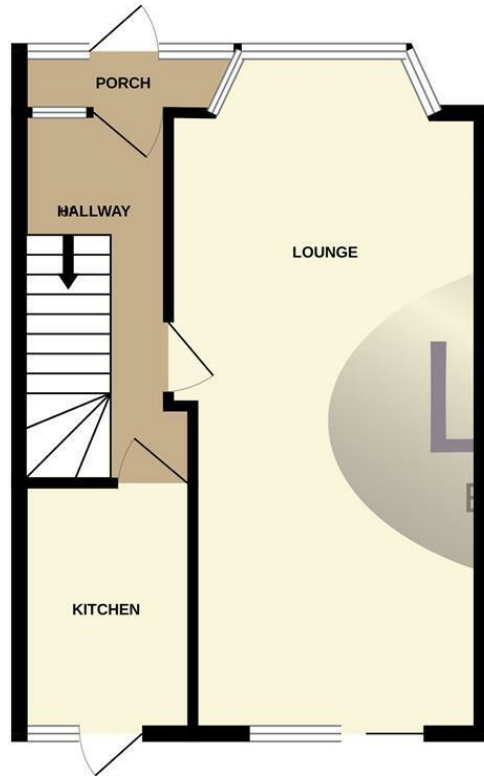
Exterior Rear

Patio paved, raised flower bed with various plants and shrubs. Shed.

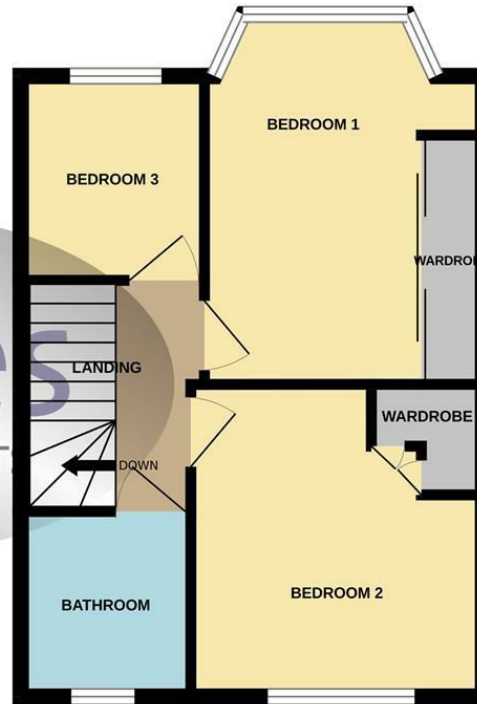




GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

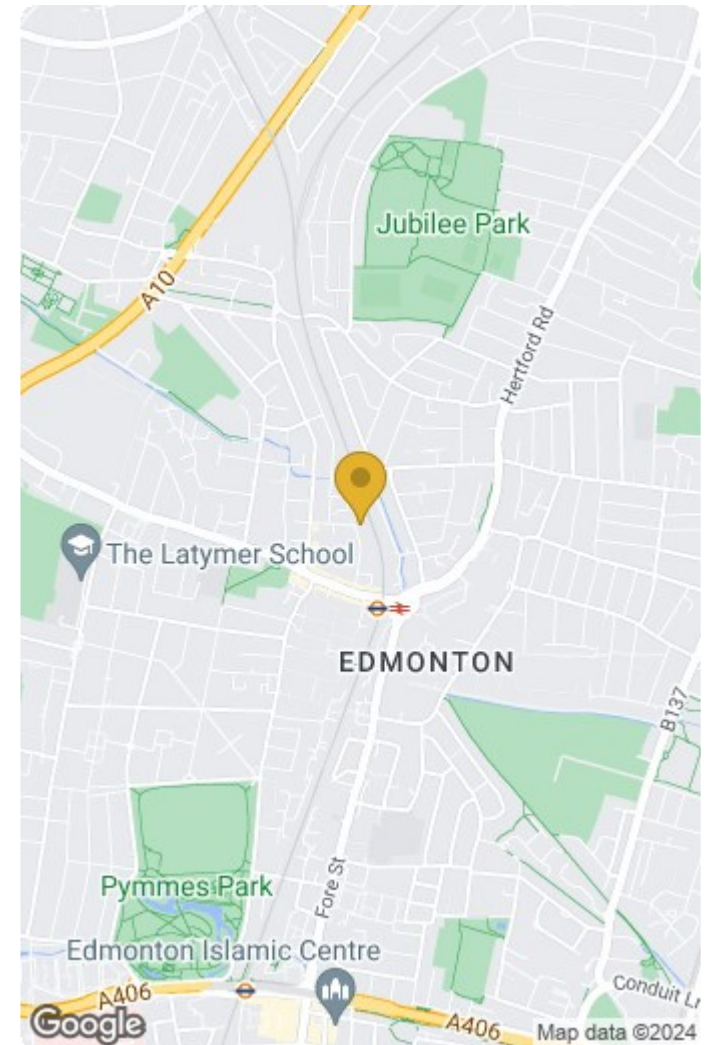


TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

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		87
(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 (CO₂) 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	