



33 Windmill Gardens, Enfield, EN2 7DZ

£895,000



## 33 Windmill Gardens, Enfield, EN2 7DZ

Lanes Enfield Town are pleased to market this charming end of terrace corner plot home on Windmill Gardens, a true gem waiting to be discovered. Boasting not just one, but two spacious reception rooms and a large kitchen/diner, this property offers ample space for entertaining guests or simply unwinding with family. With four bedrooms and four bathrooms, each member of the family is sure to find their own sanctuary within these walls.

Situated on a generous corner plot extending over 1,900 sqft internally, this family home exudes comfort and style. The tranquillity of this residential area, just off Slades Hill, provides a peaceful retreat from the hustle and bustle of city life.

Convenience is key with this property, as it is just moments away from bus stops offering easy access to Oakwood Station for the Piccadilly Line and Enfield Chase Railway Station. Parking is a breeze with space for four vehicles, this includes a driveway for two cars and electric gated parking for an additional two cars - definitely ideal for van owners. This is where you'll find a high powered electric car charger to suit all vehicles.

But the perks don't stop there. Imagine a modernised garage transformed into an outdoor entertainment room with drinks bar, perfect for hosting BBQ gatherings with family and friends. Additionally, a new multi-use outbuilding equipped with WIFI presents endless possibilities - whether it's a home office, a creative studio, or simply a peaceful retreat to focus on personal projects.

Families will appreciate the proximity to esteemed schools such as Merryhills Primary School, Grange Park Primary School, and Highlands Secondary School. This property truly offers the perfect blend of comfort, convenience, and modern living. Don't miss the opportunity to make this house your home in the heart of Enfield.



### Hallway

Oak floor, radiator.

### Ground Floor W.C

3'6" x 3'4" (1.07m x 1.02m)

Low level WC, wash hand basin, tiled floor.

### Reception One

15' into bay x 13'4" (4.57m into bay x 4.06m)

Double glazed windows to front aspect. Laminate floor, radiator, feature log burner fireplace with marble surround.

### Reception Two

22'1" x 11'4" opening to 19'1" (6.73m x 3.45m opening to 5.82m)

(L-Shape) Oak floor, radiator, log burner, bi-folding doors to rear garden.

### Kitchen/Diner

10'2" x 16'3" (3.10m x 4.95m)

Tiled floors, fitted wall and base oak units with worktops, sink, gas cooker range with extractor hood, plumbing for washing machine and dishwasher, boiler unit.

### Bedroom Four (Ground Floor)

22' x 10' (6.71m x 3.05m)

Double glazed window to front aspect. Oak flooring, radiator, jacuzzi bath with TV, built-in wardrobes.

### En-Suite Shower Room / W.C

6'9" x 3'6" (2.06m x 1.07m)

Shower cubicle, vanity wash basin, low level WC, tiled floor and walls.

### First Floor

#### Landing

Fitted carpet, radiator, doors to Bedroom One and Two. Stairs going into loft room.

### Bedroom One

15'7" x 13' (4.75m x 3.96m)

Double glazed windows to front aspect. Fitted carpet, radiator, built-in wardrobes. Door to En-Suite

### En-Suite

8'8" x 5'9" (2.64m x 1.75m)

Shower cubicle, low level WC, vanity wash basin, tiled floor, heated towel rail.

### Bedroom Two

16' x 12' opening to 6'4" (4.88m x 3.66m opening to 1.93m)

Double glazed windows to rear aspect. Fitted carpet, radiator, built-in wardrobes. Door to En-Suite.

### En-Suite

6'4" x 6'8" (1.93m x 2.03m)

Shower cubicle, pedestal wash basin, low level WC, part tiled walls, tiled floor, radiator.

### Second Floor

### Bedroom Three

16'8" x 13' (5.08m x 3.96m)

Fitted carpet, radiator, eave storage cupboard, cupboards/wardrobe, windows to front and rear aspect. Door to En-Suite

### En-Suite

5'9" x 5'9" (1.75m x 1.75m)

Bath, vanity wash basin, low level WC, tiled floor, radiator

### Rear Garden

Approx. 80ft garden, patio, laid to lawn with flower beds, decking, electric gates to carport with charger, garage and outbuilding/office.

### Garage/Game Room

20'7" x 18'8" (6.27m x 5.69m)

Radiator, drinks bar, power/lighting

### Outbuilding/Office

23'1" x 5'2" (7.04m x 1.57m)

Laminate floor, power/lighting, Wi-Fi

### Lanes Enfield Town Reference Number

ET5177/CS/CS/AX/260724

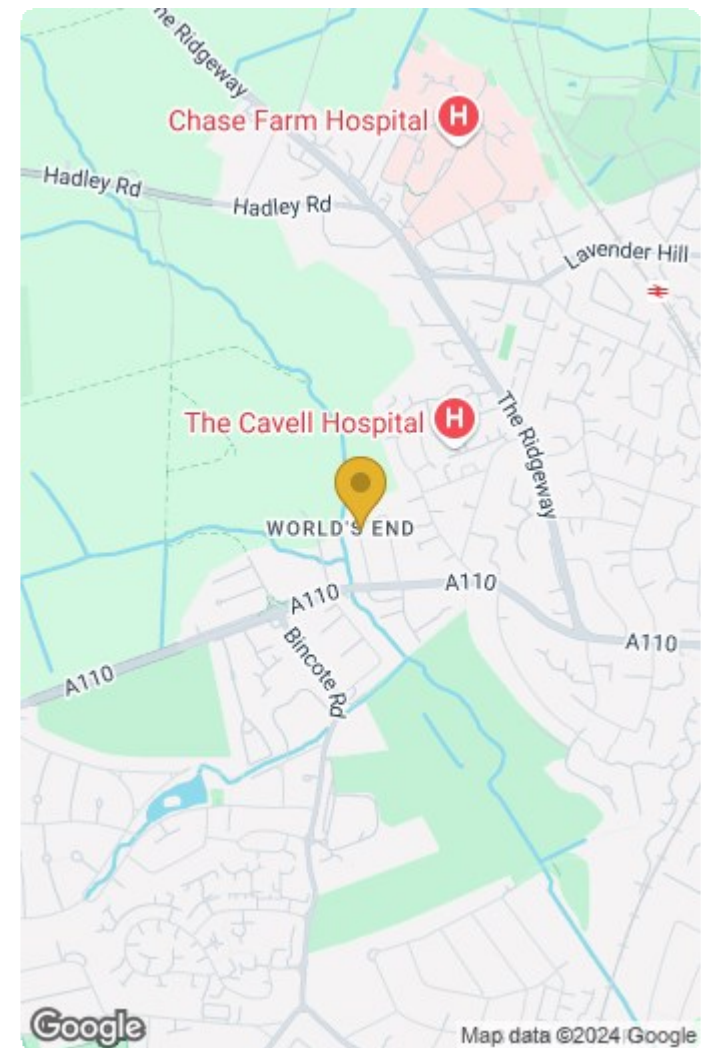






TOTAL FLOOR AREA : 2323 sq.ft. (215.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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.

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