



4 St. Lukes Avenue, Enfield, EN2 0BH

£550,000



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Welcome to St. Lukes Avenue, Enfield - a charming location that could soon be your new home! This delightful three-bedroom semi-detached house offers a fantastic opportunity for you to create your dream living space.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest room.

One bathroom ensures convenience for all residents, while the potential to extend, (subject to planning permission) opens up a world of possibilities to truly make this house your own. Imagine the potential for creating a stunning open-plan kitchen or adding an reception room - the choice is yours!

The property also features a garage accessed via a shared driveway, offering secure parking and additional storage space. And the best part? This house is chain-free, making the process of making it your own even smoother.

Don't miss out on this wonderful opportunity to own a beautiful semi-detached house in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your home.



Porch

Double glazed window to front aspect, double glazed sliding door, door leading to hallway.

Hallway

Stairs leading to first floor landing, under stair storage cupboard, doors leading to lounge, dining room and kitchen.

Lounge

13'4" x 12'2" (4.06m x 3.71m)

Double glazed window to front aspect and radiator.

Dining Room

11'2" x 10'8" (3.40m x 3.25m)

Double glazed window to rear aspect and radiator.

Kitchen

9'0" (max) x 7'4" (2.74m (max) x 2.24m)

Double glazed window to side aspect, eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, larder cupboard with frosted window to side aspect, space for under counter fridge, washing machine and freestanding cooker, part tiled walls and double glazed door leading to rear garden.

First Floor Landing

Frosted double glazed window to side aspect, loft access and doors leading to all rooms.

Bedroom One

13'5" x 12'2" (4.09m x 3.71m)

Double glazed window to front aspect and radiator.

Bedroom Two

12'2" (max) x 11'2" (3.71m (max) x 3.40m)

Double glazed window to rear aspect, radiator, fitted wardrobe and airing cupboard.

Bedroom Three

9'0" x 6'0" (2.74m x 1.83m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and wall mounted shower, pedestal wash hand basin with mixer tap, low flush W.C, radiator and tiled walls.

Exterior - Front

Crazy paved pathway, lawn area with flower bed to side, shared driveway with up and over door leading to garage and gate leading to rear garden.

Exterior - Rear

Part crazy paved, mainly laid to lawn, raised patio area to rear, scattered flowerbeds with various plants shrubs and bushes, timber shed, gate leading to shared driveway, door leading to garage and door leading to W.C.

W.C

Frosted window to rear aspect, concealed low flush W.C, sink with mixer tap, tiled floor and walls.

Garage

17'5" x 8'0" (5.31m x 2.44m)

Up and over door leading to shared driveway, door leading to rear garden, power and lighting.

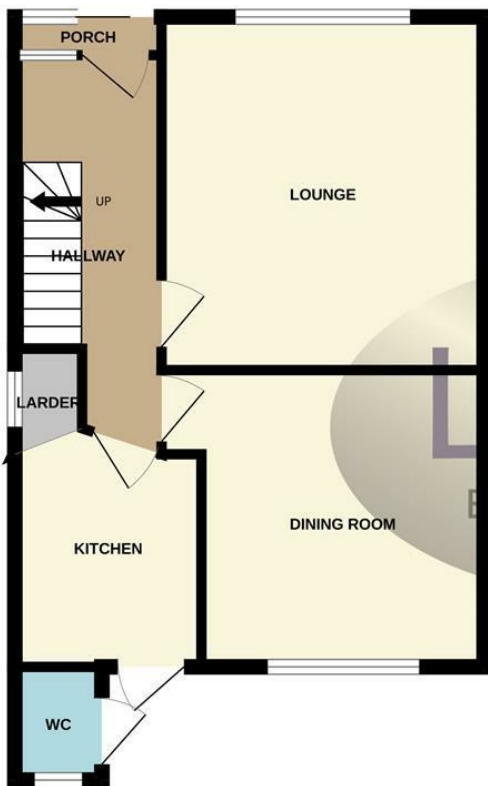
Lanes Estate Agents Enfield Reference Number

ET5192/AX/AX/AX/081024





GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



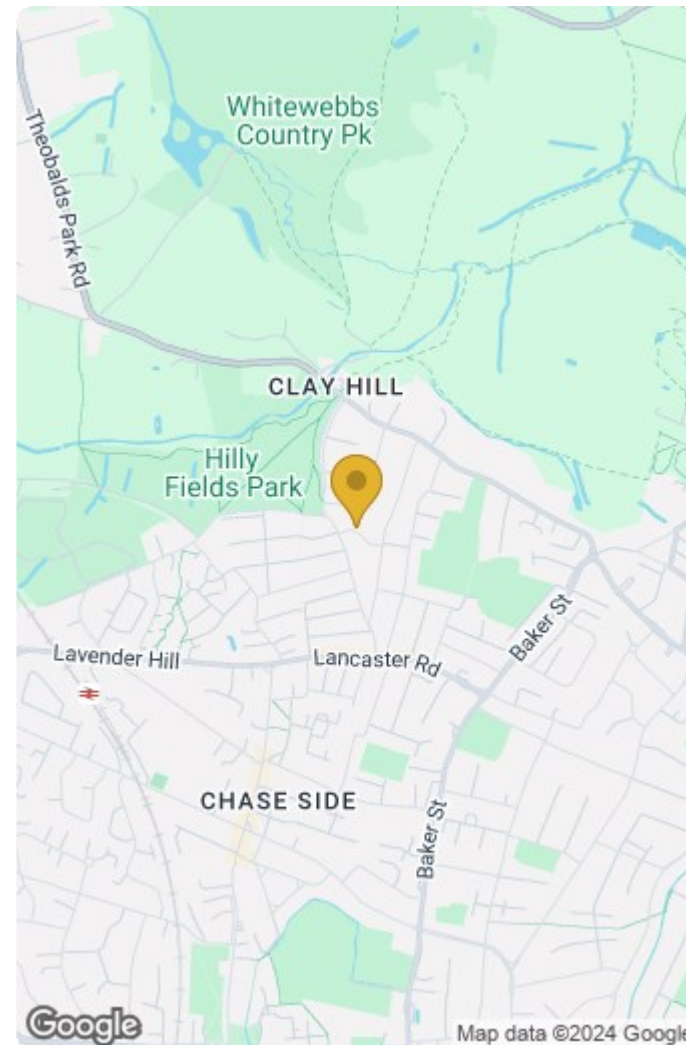
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ESTATE AGENTS

TOTAL FLOOR AREA : 893 sq.ft. (83.0 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		
(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 (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	