



752 Lavender Hill, Enfield, EN2 8NJ

£1,100,000

**Lanes**  
ESTATE AGENTS



# 252 Lavender Hill, Enfield, EN2 8NJ

Nestled in the desirable area of Lavender Hill, Enfield, this rarely available large six-bedroom detached house presents an exceptional opportunity for both families and investors alike. With two spacious reception rooms, this property offers ample space for relaxation and entertaining, making it an ideal home for those who appreciate comfort and style.

The six well-proportioned bedrooms provide plenty of room for family living or can be transformed to suit your needs, whether that be a home office, guest rooms, or children's play areas. The two bathrooms ensure convenience for busy households, catering to the needs of a growing family or multiple occupants.

One of the standout features of this property is the south-facing rear garden, which invites an abundance of natural light and offers a perfect outdoor space for gardening, entertaining, or simply enjoying the sunshine. The garden is a blank canvas, ready for your personal touch.

Additionally, the property boasts parking for multiple vehicles, a valuable asset in this sought-after location. The potential for development or conversion into apartments adds an exciting dimension for those looking to invest, making this property not just a home, but a promising opportunity for future growth.

In summary, this six-bedroom detached house on Lavender Hill is a rare find, combining spacious living with the potential for development in a vibrant community. Whether you are looking to settle down in a family-friendly environment or seeking a lucrative investment, this property is well worth your consideration.

\*Please note this property was underpinned in the late 1990s\*



**Hallway** 16'1" x 8'4" (4.90m x 2.54m)  
Two frosted double glazed windows to front aspect, stairs leading to first floor landing, under stair storage cupboard, storage cupboard, radiator, doors leading to lounge, dining area and W.C.

**Lounge** 28'5" x 21'7" (8.66m x 6.58m)  
Double glazed bay window to front aspect, double glazed window to front aspect, three radiators, French patio doors leading to hallway and door leading to kitchen.

**Dining Area** 23'4" x 9'7" (7.11m x 2.92m)  
Double glazed sliding door leading to rear garden, double glazed window to rear aspect, two radiators, tiled floor, part tiled walls and archway leading to kitchen.

**Kitchen** 12'9" x 9'7" (3.89m x 2.92m)  
Double glazed window to rear aspect, double glazed door leading to side garden, eye and base level units with granite worktops, stainless steel one and a half bowl sink with mixer tap and drainer unit, integrated dish washer, space for washing machine and fridge/freezer, 'Range' cooker with fitted extractor hood, door leading to lounge, tiled floor and tiled walls.

**W.C**  
Vanity sink with mixer tap, low flush W.C, tiled floor and walls.

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

**Bedroom One** 15'9" (into bay) x 14'5" (4.80m (into bay) x 4.39m)  
Double glazed bay window to front aspect, radiator and door leading to ensuite.

**Ensuite**  
Walk in double shower cubicle, vanity sink with mixer tap and granite worktop, low flush W.C, spotlights, heated towel rail, tiled floor and walls.

**Bedroom Two** 13'0" x 12'6" (3.96m x 3.81m)  
Double glazed window to front aspect, radiator and fitted wardrobe.

**Bedroom Three** 16'0" x 10'9" (4.88m x 3.28m)  
Double glazed window to rear aspect and radiator.

**Bedroom Four** 13'0" x 9'9" (3.96m x 2.97m)  
Double glazed window to rear aspect and radiator.

**Bedroom Five** 12'0" x 9'9" (3.66m x 2.97m)  
Double glazed window to rear aspect and radiator.

**Bedroom Six** 8'4" x 7'6" (2.54m x 2.29m)  
Double glazed window to front aspect and radiator.

**Bathroom**  
Two frosted double glazed windows to side aspect, four piece suite comprising of low flush W.C, panel enclosed bath with mixer tap and shower attachment, shower cubicle, vanity sink with mixer tap, heated towel rail, tiled walls and floor.

**Exterior - Front & Side**  
Pattern brick paved driveway for multiple vehicles, raised flower bed border with various trees, plants, shrubs and bushes, up and over door leading to garage and access leading to rear garden.

**Garage** 17'2" x 10'3" (5.23m x 3.12m)  
(narrowing to 8'3") Up and over garage door, in need of refurbishment, door leading to brick built shed.

**Exterior - Rear**  
South facing rear garden, part crazy paved, rest is mainly laid to lawn, flower bed borders with scattered trees, plants, shrubs and bushes, access leading to front garden and frosted double glazed door leading to brick built shed.

**Brick Built Shed** 16'2" x 8'3" (4.93m x 2.51m)  
(narrowing to 5'6") Frosted double glazed door leading to rear garden, frosted double glazed window to rear aspect, door leading to garage, power and lighting.

**Lanes Estate Agents Enfield Reference Number**  
ET5210/AX/AX/AX/261224



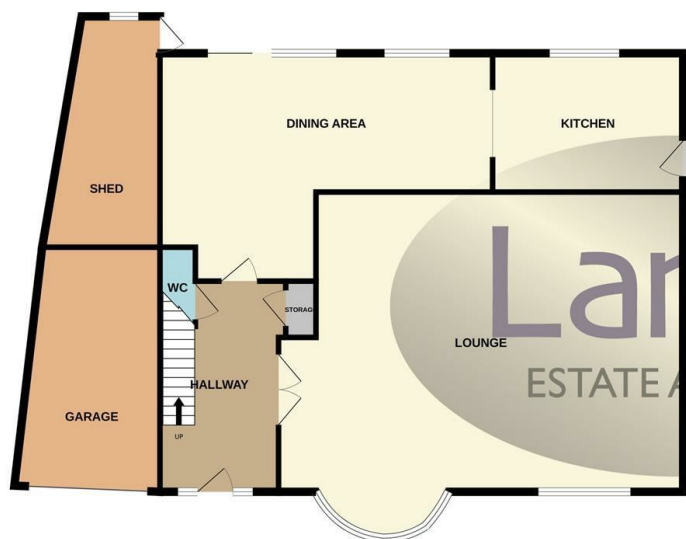








GROUND FLOOR  
1420 sq.ft. (132.0 sq.m.) approx.

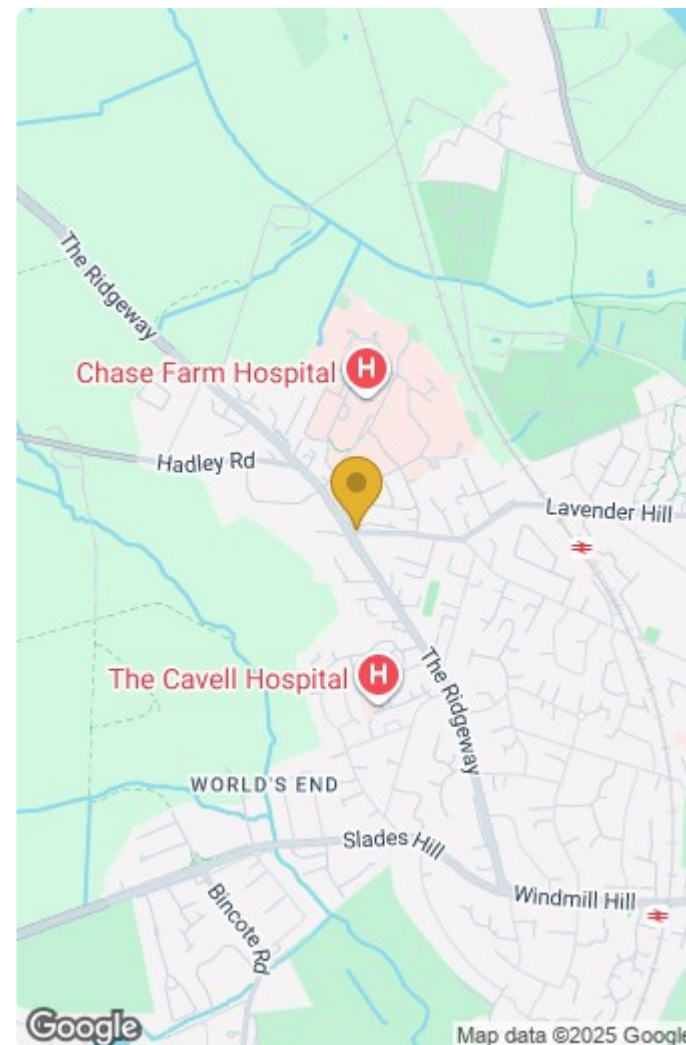


1ST FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.0 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (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 <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.

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

