



64 Lytton Avenue, Enfield, EN3 6EN

Offers In Excess Of £575,000

Lanes
ESTATE AGENTS

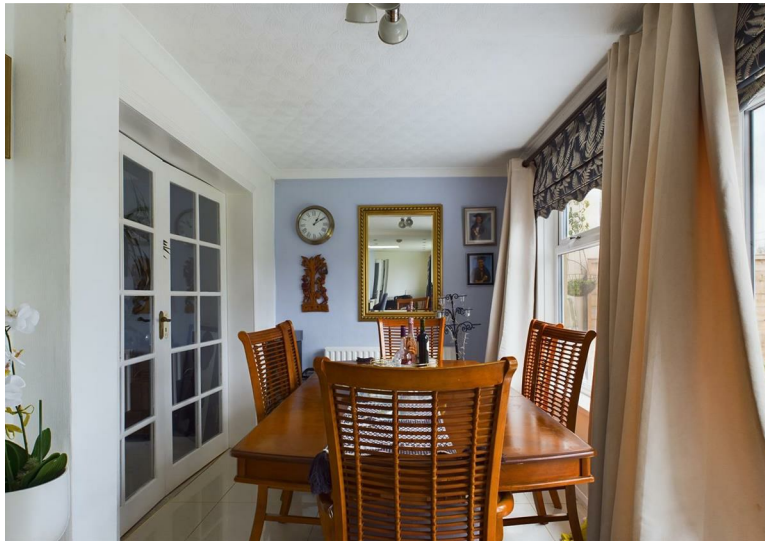
64 Lytton Avenue, Enfield, EN3 6EN

Lanes Enfield are proud to present to market this spacious three/four bedroom end-of-terrace home, ideally located just under a 10-minute walk from Enfield Lock Station, offering excellent transport links.

The property has been extended to the side and rear, providing generous living space including a bright and airy through lounge and a modern kitchen/diner.

Additional features include a ground floor bedroom with an en-suite shower room, a separate ground floor W.C., and a first floor family bathroom.

Further benefits include off-street parking and a well-presented layout ideal for families or those needing extra space.



Porch To

Hallway

Lounge/Diner 21'10 x 10'5 (6.65m x 3.18m)

Lobby

W.C

Dining Area 10'2 x 7'3 (3.10m x 2.21m)

Kitchen
12'8 x 10'4 opening to 25'0 (3.86m x 3.15m opening to 7.62m)

Bedroom 9'4 x 16'5 (2.84m x 5.00m)

En-suite

First Floor Landing

Bedroom
11'10 x 10'0 into fitted wardrobe and bay (3.61m x 3.05m into fitted wardriobe and bay)

Bedroom 11'6 x 10'1 (3.51m x 3.07m)

Bedroom 6'10 x 5'10 (2.08m x 1.78m)

Bathroom

Rear Garden

Front Garden

Reference
CH6540/PL/PL/PL/13022025 - Enfield Estate Agents







Floor 0



Floor 1

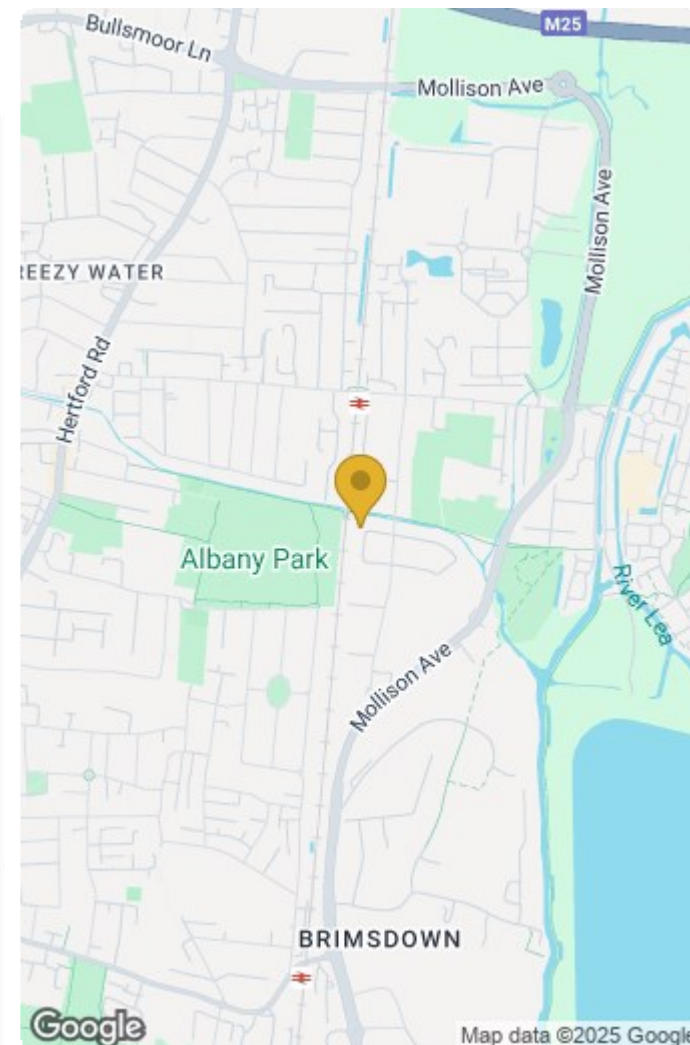
Approximate total area[®]
1174.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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 (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	

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

