



35 Uvedale Road, Enfield, EN2 6HB

£650,000

Lanes
ESTATE AGENTS

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Nestled on the desirable Uvedale Road in Enfield, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With two reception rooms, the property offers a comfortable living space that can be tailored to your personal style.

The house features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The property boasts a south-westerly facing rear garden, perfect for enjoying the afternoon sun.

For those with vehicles, the property provides off-street parking, along with the added benefit of a garage. There is also significant potential to extend the house to the side, rear, and loft (subject to planning permission), offering the chance to increase both living space and value.

Conveniently located, this home is just a short distance from Enfield Town's Shopping Centre, where you will find a variety of shops, cafes, and amenities. Additionally, excellent transport links are nearby, making commuting to central London and beyond a breeze.

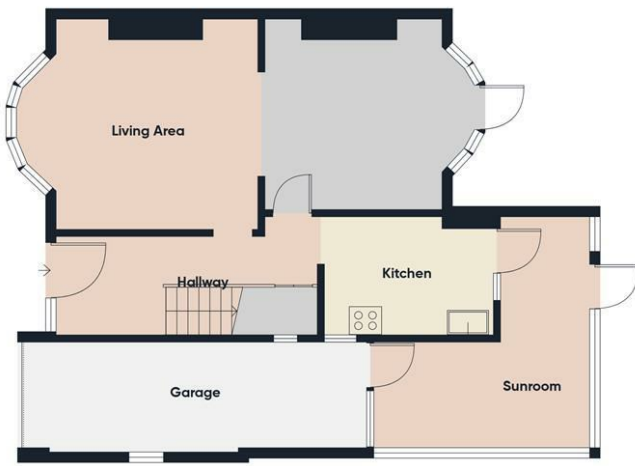
This property is a fantastic opportunity for buyers looking to invest in a home with great potential in a sought-after area. With a little vision and effort, this house can be transformed into a stunning residence that meets all your needs.



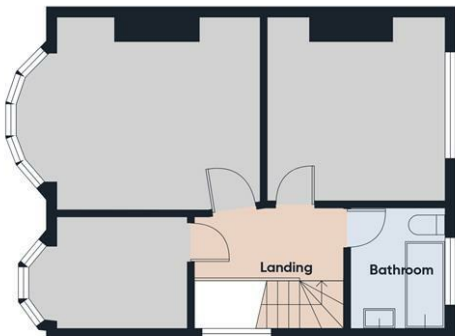
Hallway		Exterior - Front
Frosted double glazed window to front aspect, stairs leading to first floor landing, under stair storage cupboard, radiator, doors leading to reception room one, reception room two and kitchen.		Lawn area with flower bed border, pattern paved driveway, door leading to hallway and up and over door leading to garage,
Reception Room One	12'11" x 12'5" (3.94m x 3.78m)	Garage 20'9" x 6'9" (6.32m x 2.06m)
Double glazed bay window to front aspect, radiator, gas fireplace with wooden and marble surround, archway leading to reception room two.		up and over door, door leading to Lean-To, power and lighting.
Reception Room Two	11'9" x 10'10" (3.58m x 3.30m)	Exterior - Rear
Double glazed bay window to rear aspect, double glazed door leading to rear garden and radiator.		South Westerly Facing, mainly laid to lawn, flower bed borders with various plants and shrubs, scattered trees.
Lanes Estate Agents Enfield Town Reference Number		
ET5247/AX/AX/AX/300425		
Kitchen	10'2" x 6'9" (3.10m x 2.06m)	
Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, sink with mixer tap and drainer unit, freestanding cooker with fitted extractor hood, space for fridge/freezer, part tiled walls and double glazed door leading to Lean-To.		
Lean-To	14'2" (max) x 12'8" (4.32m (max) x 3.86m (narrowing to 6,2" (L-Shape))	
Windows to rear aspect, double glazed door leading to rear garden, plumbing for washing machine and door leading to garage.		
First Floor Landing		
Frosted window to side aspect, loft access and doors leading to all rooms.		
Bedroom One		
15'0" (into bay) x 11'10" (max) (4.57m (into bay) x 3.61m (max))		
Double glazed bay window to front aspect, fitted wardrobes and radiator.		
Bedroom Two	11'2" x 10'10" (3.40m x 3.30m)	
Double glazed window to rear aspect and radiator.		
Bedroom Three		
10'0" (into bay) x 7'0" (3.05m (into bay) x 2.13m)		
Double glazed window to front aspect and radiator.		
Bathroom		
Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar tap, low level W.C, radiator and tiled walls.		







Floor 0



Floor 1

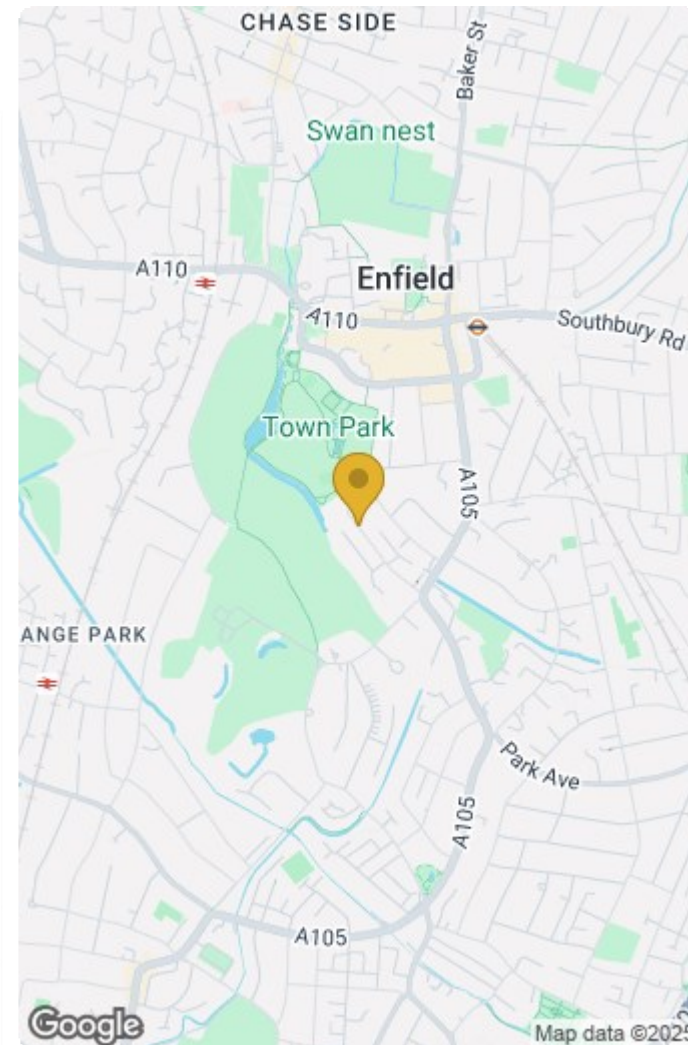
Approximate total area⁽¹⁾
1146 ft²

(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 are based on RICS IPMS 3C standard.

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

