



25 Faversham Avenue, Enfield, EN1 2BX

£735,000

Lanes
ESTATE AGENTS

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Lanes Enfield are delighted to market this beautifully presented period mid-terrace home offering spacious and stylish accommodation across three floors, ideally located within walking distance to Bush Hill Park Station. Set on a quiet, sought-after residential street, the home is ideal for families looking for both character and convenience.

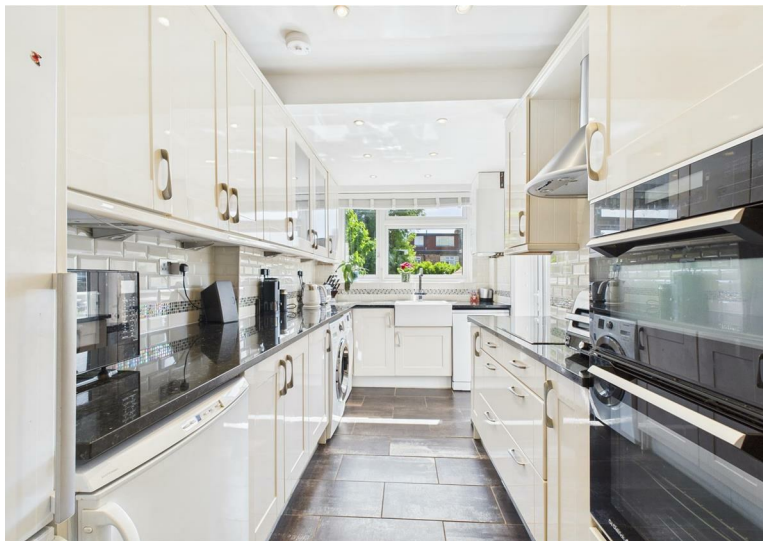
This charming four-bedroom house has been thoughtfully extended to include a spacious fourth bedroom with fitted wardrobes and an additional wet room, while the original part of the home retains its beautiful period features and character.

Upon entering, you are welcomed by two generously sized reception rooms and a modern fitted kitchen. The interior showcases solid ash wood flooring and is enhanced throughout by triple-glazed windows, ensuring warmth, sound insulation, and energy efficiency.

Upstairs, the home comprises three double bedrooms and a good-sized single, making it ideal for a growing family or those needing flexible working-from-home space. The beautifully appointed four-piece family bathroom features a walk-in shower, a freestanding claw-foot bath, a traditional high-level cistern WC, and a classic wash basin—offering both style and comfort.

Externally, the property boasts a picturesque rear garden, perfect for outdoor living and summer gatherings. A private garage adds practicality and storage, while a driveway at the front provides off-street parking for two vehicles.

Maintained to a high standard throughout, this impressive home is ready to move into and enjoy.



Porch

Triple glazing uPVC frosted windows to front aspect, tiled floors, spotlights.

Hallway

Solid ash wood flooring, radiator, spotlights, under stairs storage cupboard, stairs to first floor landing, doors to Lounge, Dining Room & Kitchen.

Lounge 15'8" x 12'9" (4.78m x 3.89m)

Triple glazed uPVC windows to front aspect, solid ash wood floors, radiator, feature fireplace, coving, ceiling rose, picture rails.

Dining Room 13'8" x 12'2" (4.17m x 3.71m)

Triple glazed uPVC windows & patio door to rear aspect leading to garden, solid ash wood floors, radiator, cast iron fireplace, coving, ceiling rose, picture rails.

Kitchen 14'8" x 7'9" (4.47m x 2.36m)

Triple glazed uPVC windows & patio door to rear aspect, tiled floors, part tiled walls, granite worktops, fitted double oven, induction hob, extractor hood, butler sink with mixer tap, space for a washing machine, tumble dryer, dishwasher, fridge freezer and additional under counter freezer, base level and eye level units, spotlights.

First Floor Landing

Solid ash wood floors, spotlights, doors leading to bedrooms and family bathroom, stairs leading to second floor landing.

Bedroom Two 10'9" x 12'6" (3.28m x 3.81m)

Triple glazed uPVC windows to front aspect, solid ash wood floors, radiator.

Bedroom Three 10'7" x 12'6" (3.23m x 3.81m)

Triple glazed uPVC windows to rear aspect, solid ash wood floors, radiator.

Bedroom Four 8'0" x 8'8" (2.44m x 2.64m)

Triple glazed uPVC windows to front aspect, solid ash wood floors, radiator.

Bathroom 7'9" x 6'9" (2.36m x 2.06m)

Triple glazed frosted uPVC windows to rear aspect, tiled floors, part tiled walls, freestanding claw foot bath with mixer tap and shower attachment, walk-in shower, vanity hand basin with mixer tap, traditional high level cistern w.c, spotlights, heated towel rail.

Second Floor Landing

Solid ash wood floors, doors to Wet Room & Bedroom One, spotlights.

Bedroom One

15'4" x 14'7" (into restricted head height) (4.67m x 4.45m (into restricted head height))

Triple glazed uPVC windows to rear aspect, solid ash wood floors, radiator, fitted wardrobes, spotlights, under eve storage

Wet Room 5'9" x 3'8" (1.75m x 1.12m)

Triple glazed uPVC frosted window to rear aspect, tiled floors, tiled walls, walk-in shower, hand basin with mixer tap, low level closed couple w.c, spotlights, heated towel rail.

Front Garden

Pattern brick paved driveway, scattered flower beds.

Rear Garden

White granite paved patio, mainly laid to lawn, plant and shrub borders, tap, rear access, garage.

Garage 17'3" x 8'53" (5.26m x 2.44m)

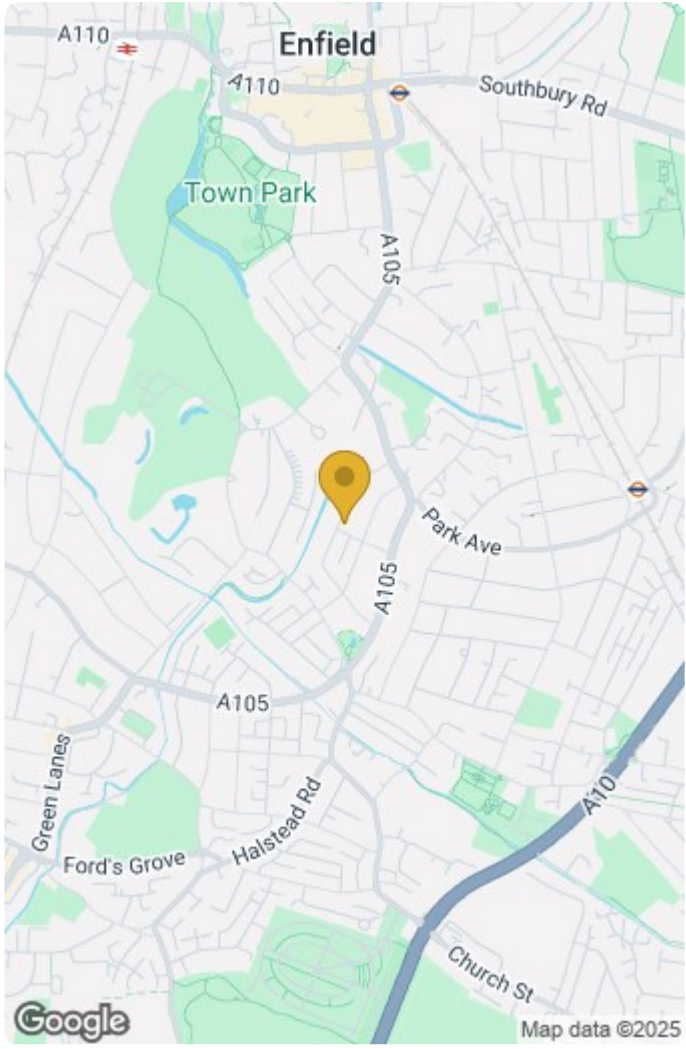
Power & lighting, out-swing garage doors.

Lanes Estate Agents Enfield Reference Number

ET5255/AX/CS/AX/160525







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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	

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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