



17 Third Avenue, Enfield, EN1 1BU

£535,000

**Lanes**  
ESTATE AGENTS



## 17 Third Avenue, Enfield, EN1 1BU

Lanes Enfield are pleased to present to the market this immaculately presented Two Bedroom Semi Detached House. Located in the heart of Bush Hill Park, this property is just a short 3 minute walk to Bush Hill Park Train Station and local shops.

Benefits to the property include a large rear extension creating a 20ft + kitchen/diner. Separate lounge area, first floor bathroom, 100ft + rear garden and a pattern brick paved front garden ready to be turned into a driveway (STPP).

Viewing is highly recommended. Call now to arrange your appointment.



### **Entrance Lobby**

Laminate flooring, storage cupboard access leading to lounge.

### **Lounge** 17'4" x 15'1" (5.28m x 4.60m)

Double glazed window to front aspect, laminate flooring, two under stair storage cupboards, stairs leading to first floor landing and door leading to kitchen/diner.

### **Kitchen/Diner** 21'4" x 15'1" (6.50m x 4.60m)

Double glazed sliding door leading to rear garden, skylight, eye and base level units with worktop surfaces, sink with drainer unit and mixer tap, fitted cooker with extractor hood, integral washing machine, dishwasher and fridge/freezer, breakfast bar, spotlights, two radiators, tiled floor and part tiled walls.

### **First Floor Landing**

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

### **Bedroom One** 12'0" x 10'0" (3.66m x 3.05m)

Two double glazed windows to front aspect, laminate wood flooring and two radiators.

### **Bedroom Two** 12'3" x 8'2" (3.73m x 2.49m)

Double glazed window to rear aspect, laminate wood flooring and radiator.

### **Bathroom**

Double glazed window to rear aspect, tile enclosed bath with mixer tap and shower attachment, low flush W.C, vanity sink with mixer tap, part tiled walls, tiled floor and heated towel rail.

### **Exterior - Front**

Pattern brick paved (can turn into a driveway (STPP)), gate leading to rear garden.

### **Exterior - Rear**

Approx. 100ft, patio area, timber shed, mainly laid to lawn with various plants, shrubs, trees and bushes.

### **Lanes Estate Agents Enfield Reference Number**

ET5174/AX/AX/AX/160724



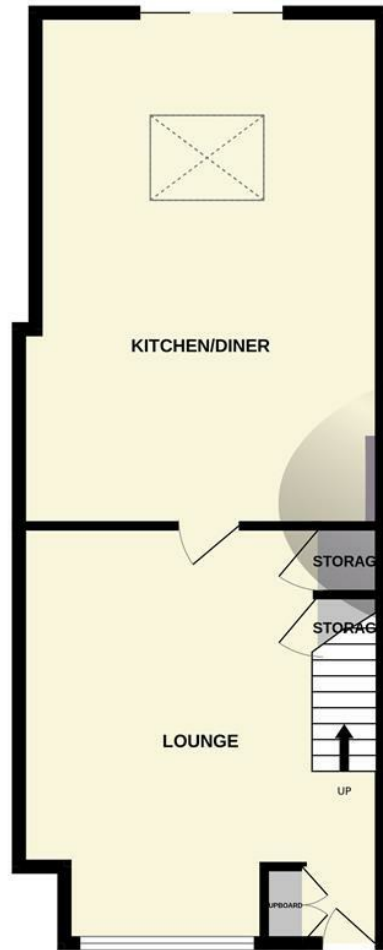








GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

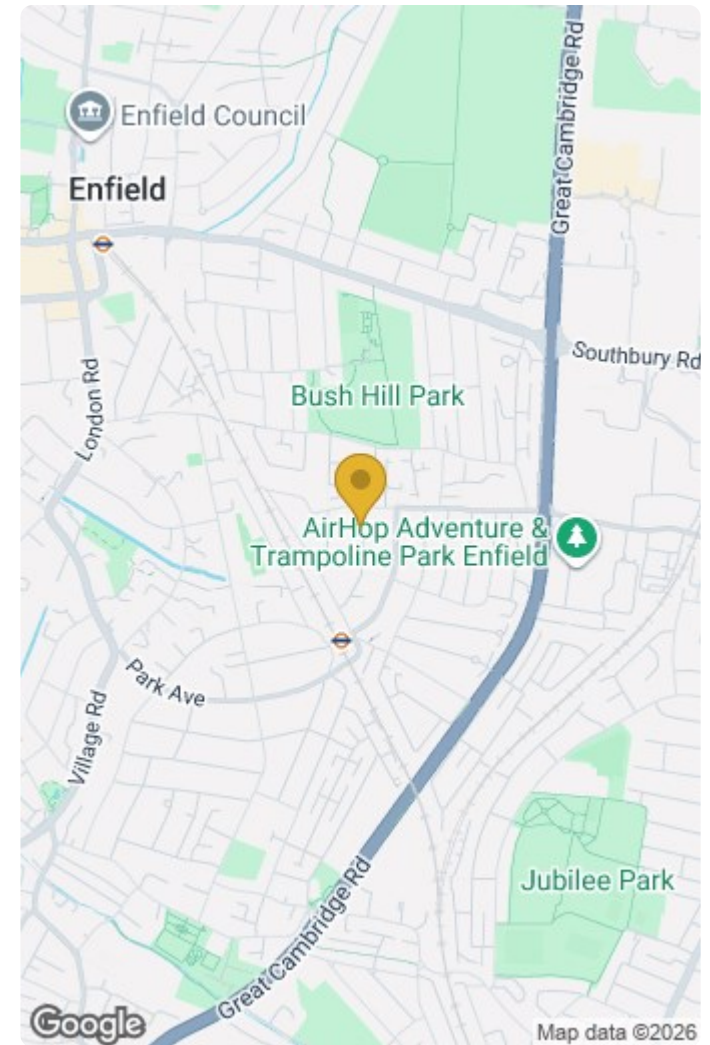


TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

78

63

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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