

# Lanes

ESTATE AGENTS

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**387 Lincoln Road, Enfield, EN3 4AG**

**Offers Over £400,000**

A three bedroom mid terrace Victorian property in need of total refurbishment. The property benefits from first floor bathroom, two reception room, gas central heating, double glazing and potential to extend subject to planning permission. Offered chain free!



**Door To**

**Hallway**

**Reception Room**

16'2 x 12'9 to widest point (4.93m x 3.89m to widest point)

**Reception Room**

12'4 x 14'0 (3.76m x 4.27m)

**Kitchen**

9'8 x 7'0 (2.95m x 2.13m)

**First Floor Landing**

**Bedroom**

13'5 x 10'7 (4.09m x 3.23m)

**Bedroom**

13'9 x 9'8 (4.19m x 2.95m)

**Bedroom**

9'6 x 9'5 (2.90m x 2.87m)

**Bathroom**

**Front Garden**

**Rear Garden**

**Reference**

CH6476/PL/PL/PL/10072024 - Cheshunt Estate Agent

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	
		62	81

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	

GROUND FLOOR

1ST FLOOR



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. Made with Metropix ©2024

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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

