



## LYNMOUTH AVENUE, EN1 2LR



**£615,000 Freehold**

- CHAIN FREE
- KITCHEN
- BATHROOM
- DESIRABLE LOCATION
- THROUGH LOUNGE
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- GOOD TRANSPORT LINKS

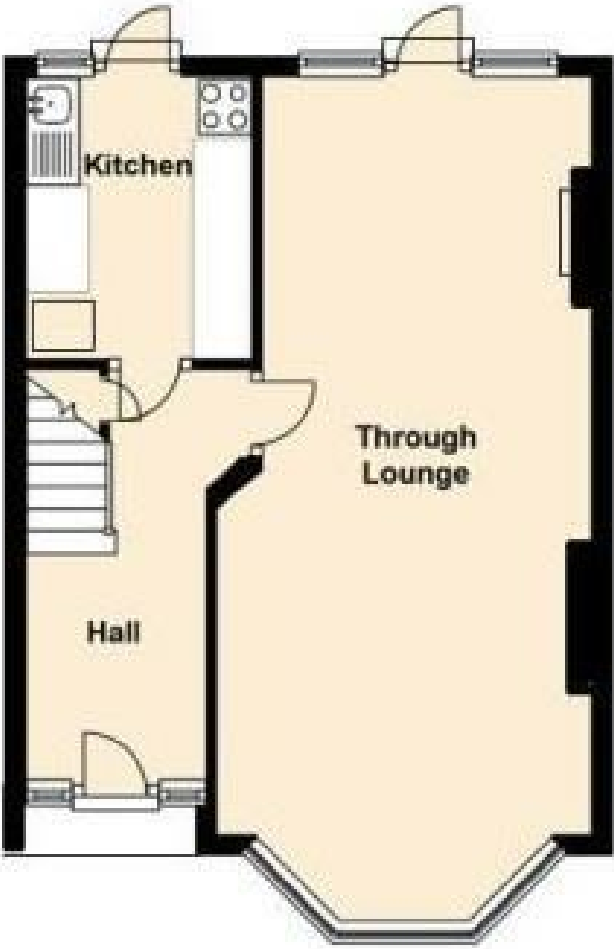


Property Details

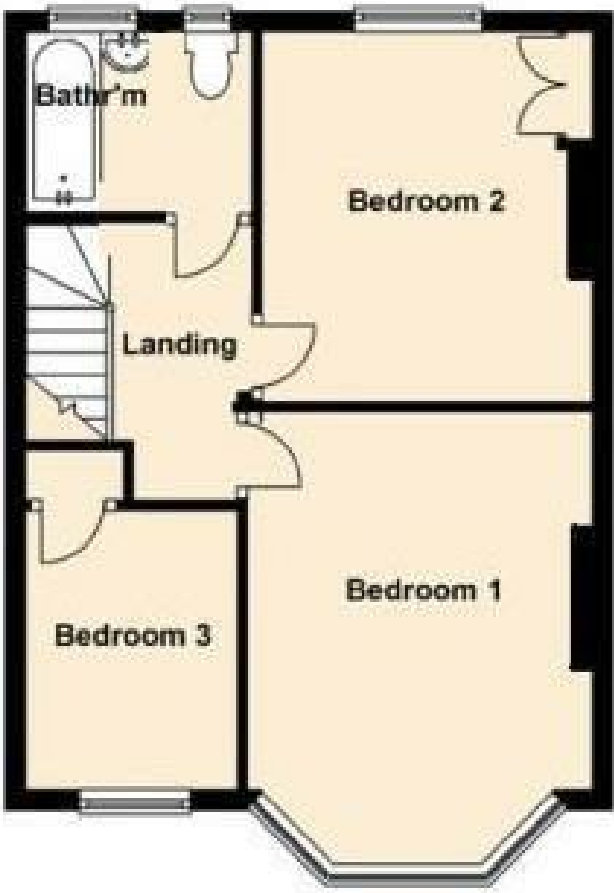
This charming mid-terraced property on Lynmouth Avenue, EN1, offers a superb opportunity for those looking to put their personal stamp on a home in need of updating. Stepping through the welcoming hallway, you are greeted by a bright and spacious through lounge—ideal for both relaxation and entertaining—while the adjacent kitchen provides direct access to a generous rear garden, perfect for enjoying warmer days. Upstairs, three well-proportioned bedrooms and a family bathroom ensure plenty of comfortable living space. The location is hard to beat, boasting excellent transport links via nearby railway stations, frequent bus routes, and easy access to major roads such as the A10 and M25. Families will appreciate the selection of reputable primary and secondary schools in the vicinity, offering quality education options close to home. This is a fantastic opportunity to transform a traditional property into a modern haven while benefiting from everything the EN1 area has to offer.




Ground Floor



First Floor



NB. Floorplan is for illustration purposes only

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>86</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>65</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 |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |

