

LONSDALE DRIVE

Enfield EN2 7LJ



SEMI-DETACHED HOUSE OFFERED CHAIN FREE

FOUR GOOD SIZED BEDROOMS

BRIGHT & SPACIOUS THROUGH LOUNGE-DINING ROOM

KITCHEN-BREAKFAST ROOM

FIRST FLOOR BATHROOM & DOWNSTAIRS GUEST CLOAKROOM

GARAGE OWN DRIVE & SIDE ACCESS

GENEROUS SIZED GARDEN

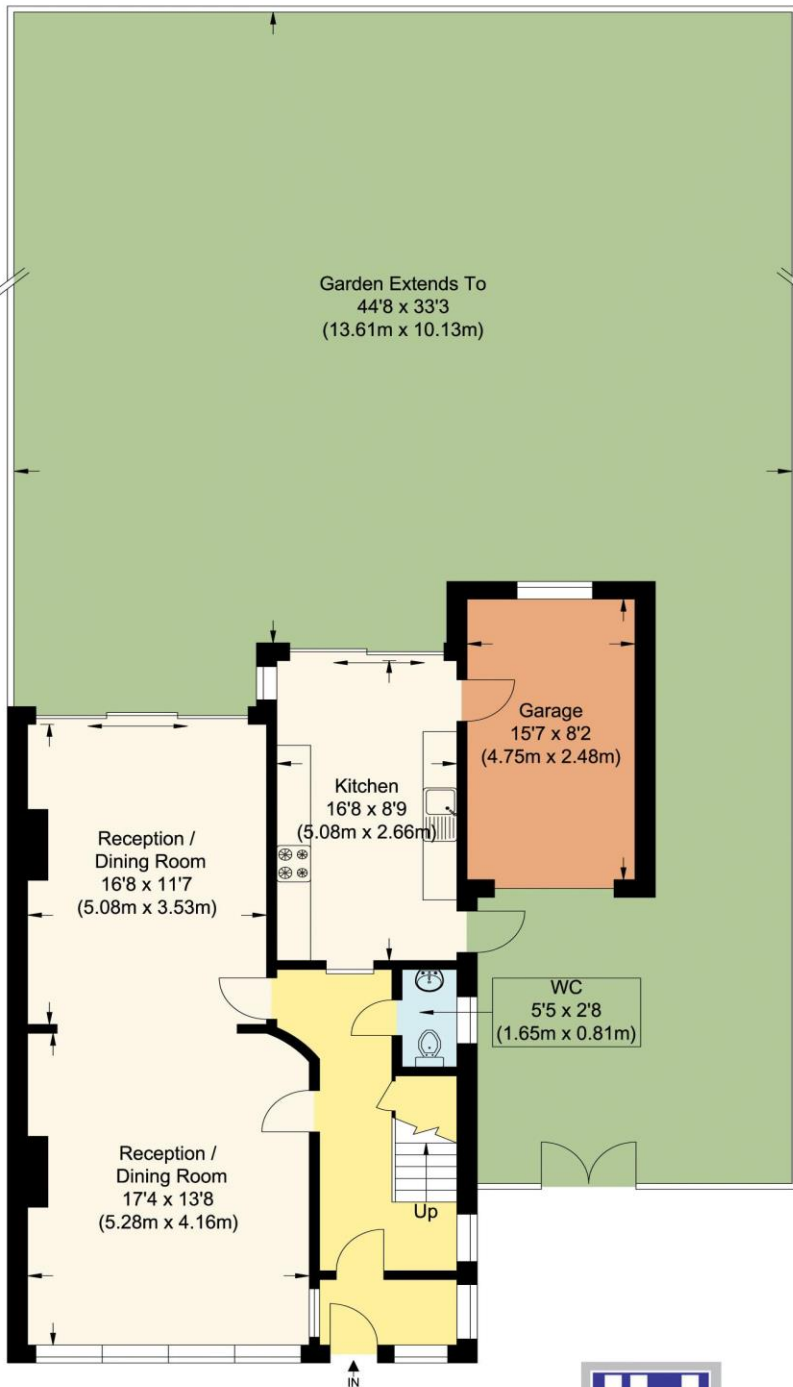
PLANNING PERMISSION FOR REAR & DOUBLE SIDE EXTN & LOFT CONVERSION

£899,995

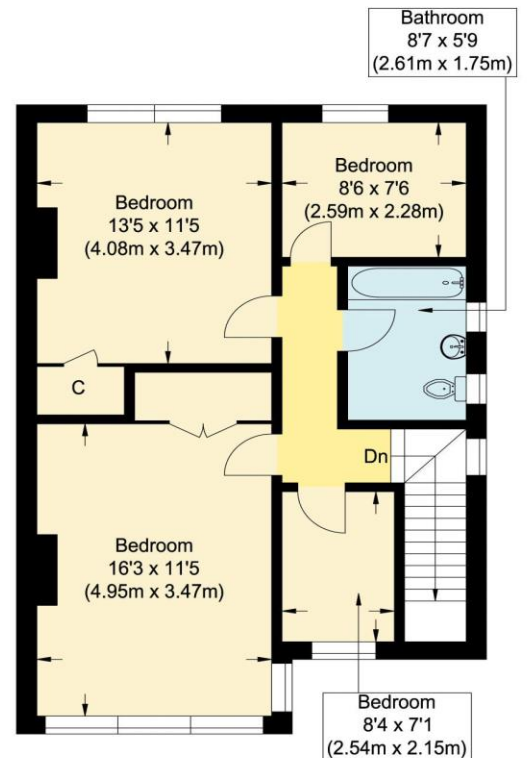
Freehold

James Hayward are delighted to offer, a chain free, four bedroom semi-detached home, which is ideally situated walking distance from Oakwood Underground, local shops & amenities and Trent Country Park & golf course. It is also within the catchment of some highly regarded schools, including Merryhills & Eversley Primary and Highlands Secondary. The property currently has a garage to the side and a good sized garden and will require some updating; planning permission has already been granted for a rear and double side extension, plus loft conversion. A very generous sized house with so much potential. Council Tax Band: F





Ground Floor



First Floor

Lonsdale Drive

Approximate Gross Internal Floor Area : 129.60 sq m / 1395.0 sq ft
(Excluding Garage)

Garage Area : 10.30 sq m / 110.86 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

21 Lonsdale Drive ENFIELD EN2 7LJ	Energy rating E	Valid until: 27 February 2033
		Certificate number: 0310-2828-5220-2227-4475

Property type Semi-detached house

Total floor area 130 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2828-5220-2227-4475>

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Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000