



Browning Road | | Enfield | EN2 0EW

Guide Price £725,000



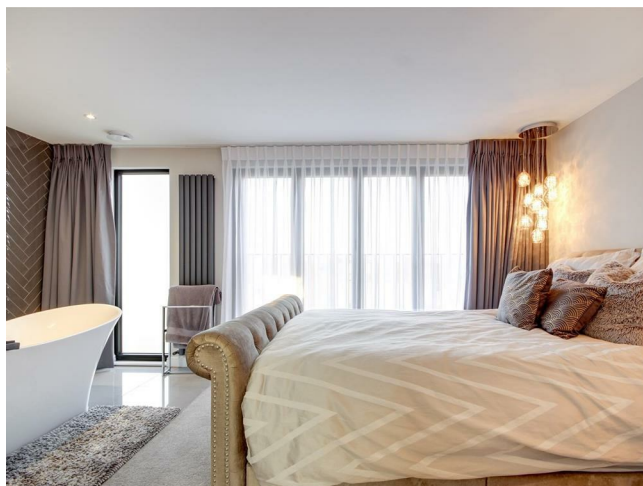
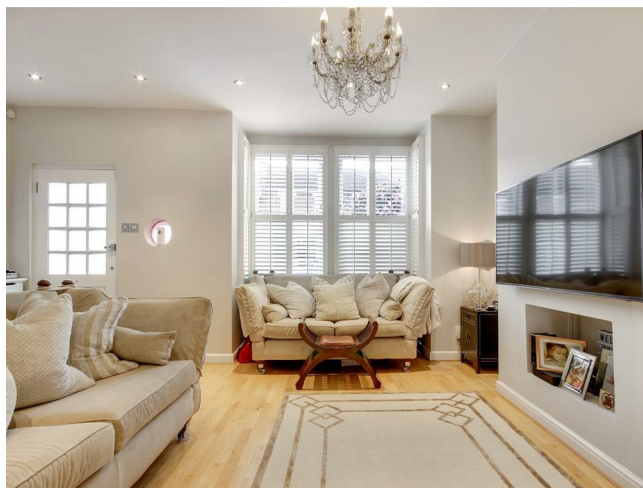
## Key features

- EXTENDED FOUR BEDROOM SEMI-DETACHED
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN KITCHEN-DINING ROOM
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- EAVES STORAGE & JULIETTE BALCONY TO MAIN BEDROOM
- GARDEN WITH SIDE ACCESS, PATIO & GARDEN ROOM/OFFICE WITH STORAGE
- WALKING DISTANCE FROM SHOPS, TRANSPORT LINKS & SCHOOLS
- CLOSE TO HILLY FIELDS & TUCKERS PARK RECREATIONAL AREAS
- WITHIN EASY REACH OF ENFIELD TOWN & MOTORWAY LINKS

## Description

James Hayward have great pleasure in presenting an extended four bedroom semi-detached house, ideally situated walking distance from local shops in Lancaster Road, Gordon Hill main line station, green spaces and some highly regarded schools. This tastefully presented home offers ample living accommodation, including two reception rooms, a kitchen-diner with direct access to the garden and a main bedroom with en-suite & eaves storage; additional benefits include a utility room & downstairs cloakroom. Externally the property is complemented by well-kept rear garden with patio and garden room/office space and an enclosed front garden area.

## Directions



A beautifully presented, four bedroom Semi-detached, with good sized garden, stunning primary bedroom and a kitchen-diner, ready for entertaining.



# Floor plans



**Browning Road, EN2**  
 Approximate Gross Internal Floor Area : 123.50 sq m / 1329.34 sq ft  
 (Excluding Summer House/Shed/Storage/Eaves Storage)  
 Summer House/Shed/Storage Area : 15.90 sq m / 171.14 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</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	



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