



**Lonsdale Drive, Enfield, EN2 7LD**

**welcome to**

**Lonsdale Drive, Enfield**

Spacious and extended three bedroom semi-detached family house, just minutes from Merryhills, Grange Park and Highlands Schools and within easy access of Oakwood Tube Station (Piccadilly Line), parks, shops, Enfield Town Centre and transport facilities.

The bright and spacious accommodation has been modernised to a good standard throughout.



### Entrance Hall

Ceramic tiled floor, window to side, understairs storage/meter cupboard, radiator with cover over.

### Lounge

22' 8" x 12' 5" narrowing to 8' 11" ( 6.91m x 3.78m narrowing to 2.72m )

Ceramic tiled floor, coving to ceiling, electric fire, built-in shelving to recess, dual aspect.

### Kitchen

10' 4" x 8' 11" ( 3.15m x 2.72m )

Comprehensively fitted in a range of hardwood base and wall cupboards with one and half bowl stainless steel sink and drainer inset to contrasting worksurface, tiled splashback, integrated double oven and grill, integrated dishwasher, ceramic tiled floor, door to lounge/diner and hallway.

### Covered Side Walkway

Ceramic tiled floor, door to front and rear and kitchen. Power and light, electric heater, door to utility room and cloakroom/WC.

### Utility Room

9' 1" x 5' 2" ( 2.77m x 1.57m )

Plumbing for washing machine and tumble dryer, sunken spotlights to ceiling, ceramic tiled floor, window to side, single bowl stainless steel sink and drainer with tiled splashback.

### Cloakroom / WC

Low flush WC, ceramic tiled floor, half tiled walls, bracket wash hand basin, extractor fan.

### First Floor

#### Landing

Fitted carpet, access to loft with pull down ladder, window to side, airing cupboard housing copper cylinder hot water tank.

### Bedroom One

12' 9" max x 9' 9" ( 3.89m max x 2.97m )

Fitted carpet, double radiator with cover over, range of built-in wardrobe cupboards with cupboards over bed space.

### Bedroom Two

12' 11" x 8' 9" ( 3.94m x 2.67m )

Fitted carpet, double radiator, range of floor to ceiling wardrobe cupboards and storage unit.

### Bedroom Three

9' 3" max x 7' 11" ( 2.82m max x 2.41m )

Fitted carpet, double radiator, sunken spotlights to ceiling, range of built-in wardrobe cupboards and storage unit.

### Family Bathroom

Beautifully appointed in a modern white suite comprising low flush WC, pedestal basin, panelled bath with central mixer tap, electric shower over glass shower screen, heated towel rail, extractor fan, vinyl floor, fully tiled walls, sunken spotlights to ceiling.

### Outside

#### Front Garden

Laid to lawn.

#### Rear Garden

As previously stated the rear garden has been landscaped to a high standard with a paved patio and path with artificial lawn, flower beds, timber shed for storage, tap, brick retaining wall, security lights.

### Garden Room / Office

17' 6" max x 15' 6" max ( 5.33m max x 4.72m max )

Insulated, power and light, broadband, air-con and heating, carpet tiled floor.



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## Lonsdale Drive, Enfield

- Spacious Through Lounge
- Modern Fitted Kitchen
- Substantial Garden Room / Office
- Downstairs Cloakroom / WC
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£550,000**



Please note the marker reflects the postcode not the actual property

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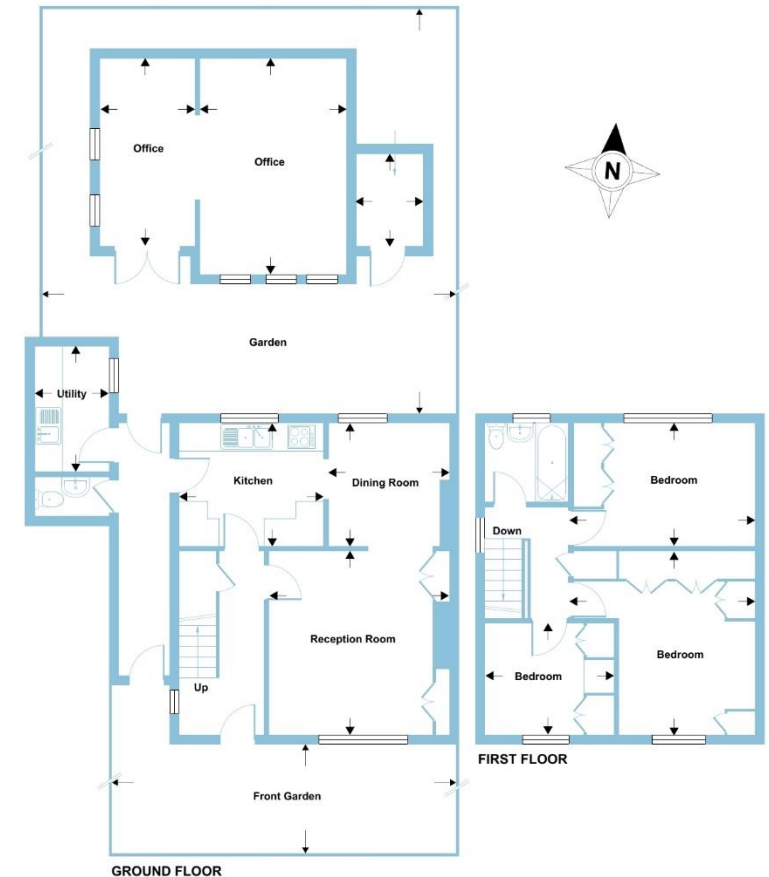
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## Lonsdale Drive, Enfield, EN2

Approximate Area = 1011 sq ft / 93.3 sq m  
Outbuildings = 292 sq ft / 27.1 sq m  
Total = 1303 sq ft / 120.4 sq m  
For identification only - Not to scale



 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2024. Produced for Barnard Marcus. REF: 1107784 





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