



Lavender Hill, Enfield, EN2 0RD



welcome to

Lavender Hill, Enfield

Chain free three bedroom semi-detached just a short walk of local shops and Gordon Hill Rail Station (Moorgate Line) and within easy reach of good schools including St Michael's School, The Wren Academy and One Degree Academy. Enfield Town multiple shopping centre is within walking distance.

The bright and spacious property has been recently redecorated and carpeted.



Entrance Hall

Wood laminate floor, dado rail, coving to ceiling, radiator.

Lounge

17' 4" x 13' 10" narrowing to 10' 1" (5.28m x 4.22m narrowing to 3.07m)
Fitted carpet, TV point, storage cupboard, radiator, double glazed window to front, door to kitchen/diner.

Kitchen

17' x 8' (5.18m x 2.44m)
Comprising cream wall and base units with contrasting worksurface over, inset one and half bowl sink and drainer, electric hob, plumbing for dishwasher, washing machine and tumble dryer, tiled floor, part tiled walls, spotlights, patio door to garden, double glazed window to rear, open to dining area.

Dining Area

8' 2" x 7' 4" (2.49m x 2.24m)
Tiled floor, coving to ceiling, spotlights, radiator, double glazed window to rear.

First Floor

Landing

Bedroom One

13' 3" x 10' 9" narrowing to 8' 3" (4.04m x 3.28m narrowing to 2.51m)
Stripped floorboards, radiator, fitted wardrobe cupboards, double glazed window to front.

Bedroom Two

12' x 10' 2" (3.66m x 3.10m)
Fitted carpet, radiator, coving to ceiling, spotlights, double glazed window to rear.

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)
Fitted carpet, radiator, fitted wardrobe cupboards, double glazed window to front.

Bathroom

Fully tiled walls and floor, coving to ceiling, low flush WC, panelled bath with mixer taps and shower attachment, wash hand basin, extractor fan, fully tiled walls and floor, spotlights, heated towel rail, double glazed window to rear.

Outside

Front Garden

Brick paved off-street parking for 2/3 cars, flower and shrub borders, access to garage and rear garden.

Rear Garden

Mainly paved, split level, flower beds and borders, side access to front.



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welcome to

Lavender Hill, Enfield

- Semi-Detached House
- Short Walk Of Gordon Hill Train Station
- Parking For 2 To 3 Cars
- Garage To Side
- Extended Kitchen / Diner

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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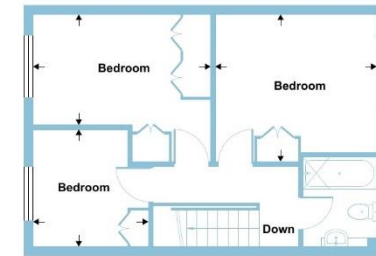
Property Ref:
ENF104342 - 0003

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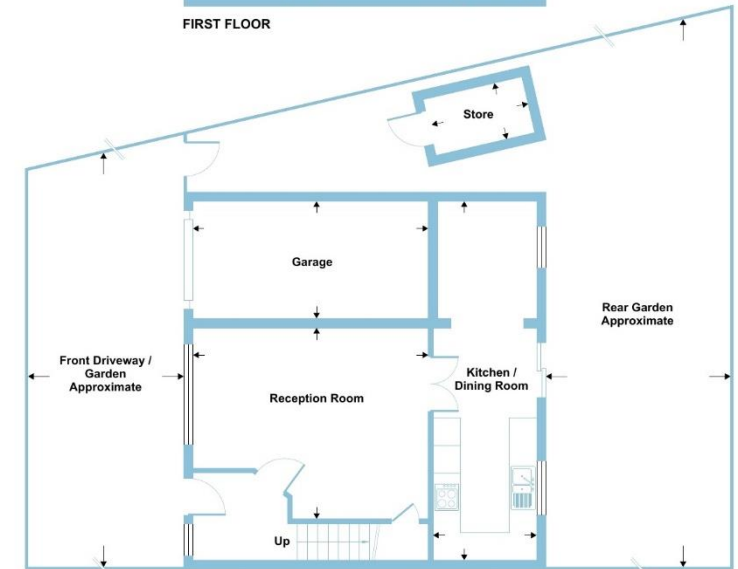
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Lavender Hill, Enfield, EN2

Approximate Area = 902 sq ft / 83.8 sq m
Garage = 144 sq ft / 13.4 sq m
Outbuilding = 31 sq ft / 2.9 sq m
Total = 1077 sq ft / 100.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchacom 2024. Produced for Barnard Marcus. REF: 1112313



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