



Lavender Hill, Enfield, EN2 0RE

welcome to

Lavender Hill, Enfield

Barnfields are delighted to offer for sale this bright and spacious two bedroom ground floor maisonette with the benefit of its own private rear garden and conservatory.

The property is located within moment's walk of Lancaster Road local shops, bus routes to Enfield Town and further, plus Gordon Hill Overground Station (Moorgate Line) is a short distance away. Must be viewed to be fully appreciated.





Private Front Door

Opens to:-

Hallway

Wood flooring, radiator, cupboard.

Bedroom One

12' x 10' 10" at widest (3.66m x 3.30m at widest)
Double glazed windows to rear, fitted carpet, radiator.

Bedroom Two

9' 11" x 9' 7" at widest (3.02m x 2.92m at widest)
Double glazed windows to front, fitted carpet, radiator.

Bathroom

Panelled bath with shower above and glass screen, low level WC, pedestal wash hand basin, chrome heated towel rail, double glazed window to rear, part tiled walls and tiled floor.

Lounge

15' 10" x 10' 11" at widest (4.83m x 3.33m at widest)
Wood flooring, double glazed windows to front, radiator, open fireplace with wooden surround and ceramic hearth.

Kitchen

9' 2" x 8' 4" at widest (2.79m x 2.54m at widest)
Range of modern cream fitted wall and base units with toning worktops, stainless steel sink and drainer, ceramic hob with extractor above and oven beneath, tiled splashbacks, space for fridge/freezer, integrated washing machine, tiled flooring, double glazed window and door to:-

Conservatory

12' 4" x 7' 10" at widest (3.76m x 2.39m at widest)
Fully double glazed with vinyl flooring, radiator, doors to garden.

Rear Garden

A pretty secluded westerly facing rear garden with lawn and tree and shrub borders, garden shed and side access gate.



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welcome to

Lavender Hill, Enfield

- Two Double Bedrooms
- Ground Floor
- Private Rear Garden
- Conservatory
- Private Front Door

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1957. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104380 - 0002

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Approximate Area = 726 sq ft / 67.4 sq m
Outbuilding = 33 sq ft / 3 sq m
Total = 759 sq ft / 70.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ríochrom 2024. Produced for Barnard Marcus. REF: 1144573




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