

Lavender Hill, Enfield, EN2 ORE



## 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"  $\times$  7' 10" at widest ( 3.76m  $\times$  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.

















## 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

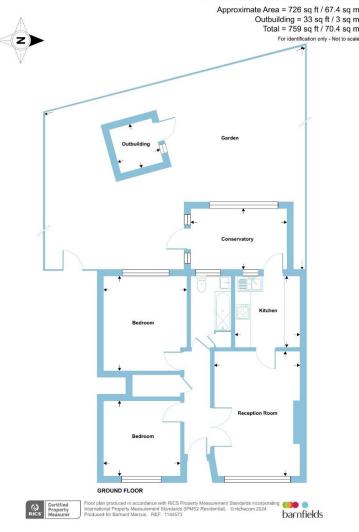
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Property Ref: ENF104380 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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