



Lonsdale Drive, Enfield, EN2 7LB



welcome to

Lonsdale Drive, Enfield

A unique opportunity to acquire this semi-detached three bedroom house with extension/development potential to the side, in a most sought after and convenient turning, close to the picturesque Boxers Lake, within a short walking distance of both Merryhills and Grange Park Junior Schools and Highlands Secondary School. Enfield Town with its multiple shopping centre and rail stations (Liverpool Street and Moorgate Lines) and Oakwood Underground Station (Piccadilly Line) are within easy reach.

The property does require some modernisation, but there has been planning passed for a large side extension, similar to the neighbours house and alternatively to develop into 2 x two bedroom properties. (More details on request).

Features include:-



Entrance Porch

Entrance Hall

Fitted carpet, radiator.

Lounge

13' 2" x 13' (4.01m x 3.96m)

Fitted carpet, radiator, bay window, open planned to dining room.

Dining Room

9' 6" x 9' 2" (2.90m x 2.79m)

Fitted carpet, radiator, sliding double glazed patio doors to garden.

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

Comprehensively fitted comprising base units with worktops, wall cabinets, inset sink unit, plumbing for washing machine and dishwasher, inset gas hob with fume extractor hood over, built-in oven and grill, door to side.

First Floor

Landing

Fitted carpet, storage cupboard, access to loft housing combination gas central heating boiler.

Bedroom One

13' x 12' 4" (3.96m x 3.76m)

Fitted carpet, radiator, double built-in wardrobe cupboard.

Bedroom Two

13' x 8' 10" (3.96m x 2.69m)

Fitted carpet, radiator, three door built-in wardrobe cupboard.

Bedroom Three

9' 5" x 8' (2.87m x 2.44m)

Fitted carpet, radiator, double built-in wardrobe cupboard.

Bathroom / WC

Panelled bath with mixer taps and shower attachment, shower screen, vanity wash basin with cupboard under, low flush WC (white suite), ceramic tiled floor, part tiled walls.

Outside

Parking

Off-street parking to front, providing access to dilapidated car port/garage.

Side Width

There is approximately 15' of width for development to the side of the property.

Rear Garden

Approximately 75' of rear garden on three levels, patio, steps up to lawn, steps up to second patio, two sheds, flower and shrub borders.



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Lonsdale Drive, Enfield

- Extremely Wide Plot With Planning For Extension Or New Development
- Front Driveway With Off-Street Parking
- Two Reception Rooms
- Large Kitchen
- 75' Rear Garden

Tenure: Freehold EPC Rating: D

£635,000



Please note the marker reflects the postcode not the actual property

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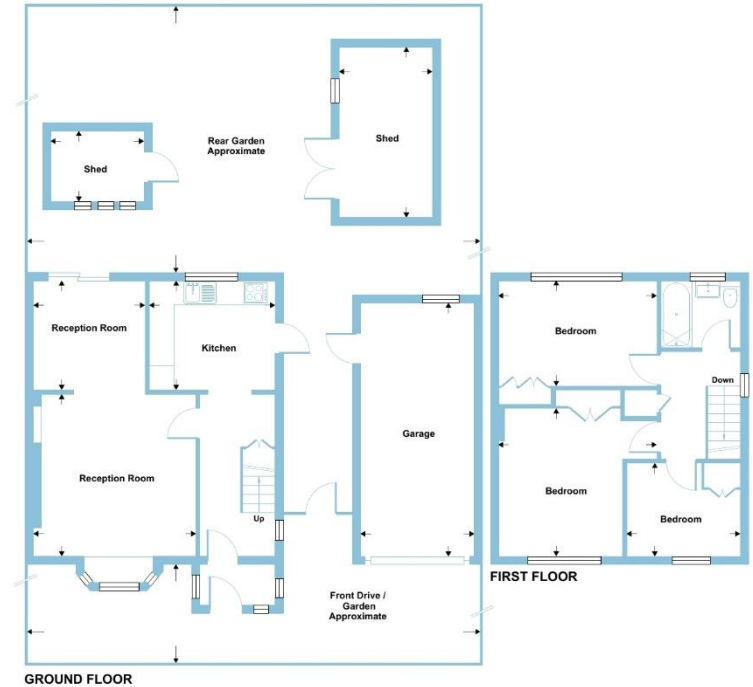
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Approximate Area = 936 sq ft / 86.9 sq m
Outbuildings = 152 sq ft / 14.1 sq m
Garage = 194 sq ft / 18 sq m
Total = 1282 sq ft / 119 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Barnard Marcus. REF: 1204613



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