

**Lowther Drive, Enfield, EN2 7JR** 



# welcome toLowther Drive, Enfield

Barnfields are delighted to offer for sale this three bedroom semi-detached house in a most sought after turning, close to Oakwood Tube Station (Piccadilly Line), local shops, Trent Park Country Park, Merryhills and Grange Park Primary Schools and Highlands Secondary School.







#### **Entrance Porch**

Open planned to hallway.

#### **Entrance Hall**

Tiled floor, radiator, door to through lounge and kitchen/diner.

## **Through Lounge**

24' 8" x 13' 1" ( 7.52m x 3.99m )

Solid wood flooring, two radiators, double glazed bay window to front, coving, TV point, patio doors to conservatory/garden room.

## The Snug

16' 10" narrowing to 11' 1" x 8' 2" ( 5.13m narrowing to 3.38m x 2.49m )

Wood laminate floor, door to utility room, (footings are deep enough for an extension above STPP), double glazed window to front, TV point.

## **Utility Room**

Low flush WC, plumbing for washing machine, tiled walls and floor.

## **Kitchen / Breakfast Room**

16' 10" narrowing to 8' "  $\times$  13' 6" ( 5.13m narrowing to 2.44m  $\times$  4.11m )

Irregular Shaped (remodelled 4 years ago)

Comprising and base units with contrasting worksurface over, inset stainless steel sink, double oven, electric hob with extractor hood over, plumbing for dishwasher, double glazed window to rear, ceramic floor.

## **Conservatory / Garden Room**

18' 7" x 8' 6" ( 5.66m x 2.59m )

Tiled floor, door to kitchen, door to lounge, door to garden.

## **First Floor**

## Landing

Fitted carpet, doors to bedrooms and bathroom, access to loft.

#### Loft

Loft access via a pull down ladder, windows to front and back overlooking Boxers Lake and Trent Park. Presently used as an office and music room.

#### **Bedroom One**

13' 6" x 10' 8" narrowing to 8' 8" into wardrobes ( 4.11m x 3.25m narrowing to 2.64m into wardrobes )

Fitted carpet, fitted wardrobes. coving, radiator, double glazed bay window to front.

#### **Bedroom Two**

11' 4" x 9' 9" ( 3.45m x 2.97m )

Fitted carpet, fitted wardrobes, radiator, coving, double glazed window to rear.

#### **Bedroom Three**

 $8^{\circ}$   $6^{\circ}$  x  $8^{\circ}$   $5^{\circ}$  ( 2.59m x 2.57m )

Fitted carpet, fitted wardrobes, storage cupboard, radiator, double glazed window to front.

#### **Bathroom**

Corner bath, wash hand basin, low flush WC, fully tiled walls and floor, heated towel rail, double glazed window to rear, spotlights.

#### Outside

#### **Rear Garden**

Approximately 65' mainly laid to lawn, BBQ area, patio with steps up to lawn, timber shed, tree and shrub borders

## **Brick Built Outbuilding**

27' x 10' 1" ( 8.23m x 3.07m )

Power and light, used as a music room and storage.

#### **Front Garden**

Paved with off-street parking, shrub borders, brick wall.





















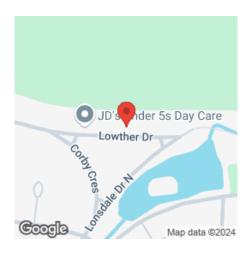
## welcome to

## **Lowther Drive, Enfield**

- Three Bedrooms
- Modern Kitchen / Diner
- Front Reception Room / Snug
- Conservatory / Garden Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: D

£825,000



Please note the marker reflects the postcode not the actual property

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## Lowther Drive, EN2 Approximate Area = 1507 sq ft / 140 sq m Denotes restricted Limited Use Area(s) = 140 sq ft / 13 sq m head height Outbuilding = 278 sq ft / 25.8 sq m Total = 1925 sq ft / 178.8 sq m For identification only - Not to scale SECOND FLOOR FIRST FLOOR



GROUND FLOOR



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