



Duck Lees Lane, Enfield, EN3 7UH

welcome to
Duck Lees Lane, Enfield

An opportunity to purchase this 1930's built mid-terrace three bedroom house in a cul-de-sac, just off Mollison Avenue, within level walking distance of Ponders End Rail Station (Liverpool Street Line), frequent bus services provide access to Enfield Town multiple shopping centre.

Features include:-



Entrance Hall

Fitted carpet, radiator, two understairs storage cupboards.

Lounge

13' 1" x 11' 1" (3.99m x 3.38m)

Fitted carpet, radiator.

Dining Room

11' x 9' 10" (3.35m x 3.00m)

Vinyl floor, radiator, open planned to Kitchen / Conservatory.

Kitchen / Conservatory

11' x 10' 8" (3.35m x 3.25m)

Base units, stainless steel sink unit, vinyl floor, plumbing for washing machine, door to garden.

Utility Room / Bathroom

Panelled bath, bracket wash hand basin, low flush WC, ceramic tiled floor, fully tiled walls.

First Floor

Landing

Fitted carpet, access to loft.

Bedroom One

14' 6" max x 10' (4.42m max x 3.05m)

Fitted carpet, radiator.

Bedroom Two

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

Stripped floor, radiator, airing cupboard housing wall mounted combination gas central heating boiler.

Bedroom Three

6' 7" x 5' 9" (2.01m x 1.75m)

Stripped floor.

Outside

Rear Garden

Approximately 60' of south facing rear garden, laid to lawn, timber shed, vehicular access with possible garage space, subject to planning.



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Duck Lees Lane, Enfield

- 60' South Facing Garden
- Attractive Lounge
- Separate Dining Room
- Kitchen / Conservatory
- Utility Room / Bathroom

Tenure: Freehold EPC Rating: D

£375,000



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Property Ref:
ENF105098 - 0002

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Approximate Area = 828 sq ft / 76.9 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 875 sq ft / 81.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1283169

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