

**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



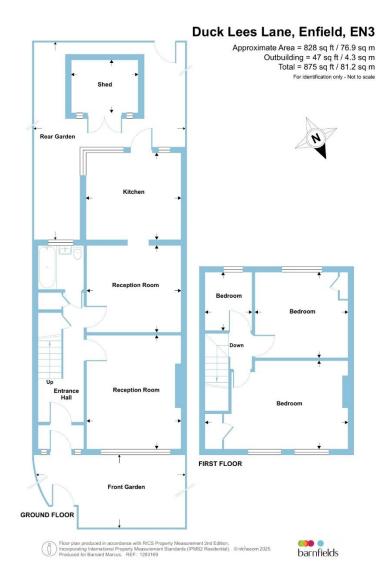
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