



**Churchbury Lane, Enfield, EN1 3TX**



**welcome to**

## **Churchbury Lane, Enfield**

Spacious and extended three-bedroom semi-detached family house situated in this quiet residential tree lined turning, within close proximity of Enfield Town with its multiple shopping facilities, parks, pubs and restaurants and within easy access of the A10 with its abundance of retail parks and the M25 Motorway.

Occupying a wide plot with garage own drive and with good to excellent schools close at hand, this spacious semi has many pleasing features and is offered on a sole agency basis.



### Entrance Hall

Fitted carpet, double radiator, coving to ceiling.

### Through Lounge

26' 7" x 11' 10" max ( 8.10m x 3.61m max )

Wood effect floor, coving to ceiling, radiator, double doors to garden, electric fire.

### Kitchen

9' 3" x 8' 9" ( 2.82m x 2.67m )

Fitted in a range of base, wall and display cupboards in a light wood effect, stainless steel sink inset to contrasting worksurface, tiled splashback, range cooker with extractor fan over, integrated dishwasher, spotlights to ceiling, breakfast bar, fully tiled walls, wood effect vinyl floor, archway to:-

### Lobby

Doors to downstairs shower room, utility room and garage.

### Dual Aspect Utility Room

9' 6" x 7' ( 2.90m x 2.13m )

Fitted in a range of matching wall and larder cupboards with base units under worksurface, plumbing for washing machine, double radiator, casement door to garden, space for fridge-freezer, sunken spotlights to ceiling, extractor fan.

### Shower Room / WC

Comprising low flush WC, pedestal basin, double shower with glass door, fully tiled walls and floor, extractor fan.

### First Floor

### Landing

Fitted carpet, window to side, access to loft.

### Bedroom One

14' 7" into bay x 13' 3" max ( 4.45m into bay x 4.04m max )

Fitted carpet, double radiator, coving to ceiling, full range of built-in floor to ceiling wardrobe cupboards.

### Bedroom Two

10' 11" x 9' ( 3.33m x 2.74m )

Fitted carpet, radiator.

### Bedroom Three

7' 8" x 6' 8" ( 2.34m x 2.03m )

Fitted carpet, double radiator.

### Bathroom

8' 9" x 7' ( 2.67m x 2.13m )

Comprising low flush WC, pedestal basin, bath with mixer tap and shower attachment over, fully tiled walls, double radiator, airing cupboard, double radiator, vinyl floor.

### Outside

### Front Garden

Mainly paved, providing off-street parking for several vehicles, with direct access to brick built garage.

### Rear Garden

Paved with timber shed, security lighting, tap.



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## welcome to Churchbury Lane, Enfield

- Garage Own Drive
- Spacious Through Lounge
- Utility Room
- Downstairs Shower Room / WC
- Off-Street Parking For Several Cars

Tenure: Freehold EPC Rating: Awaited

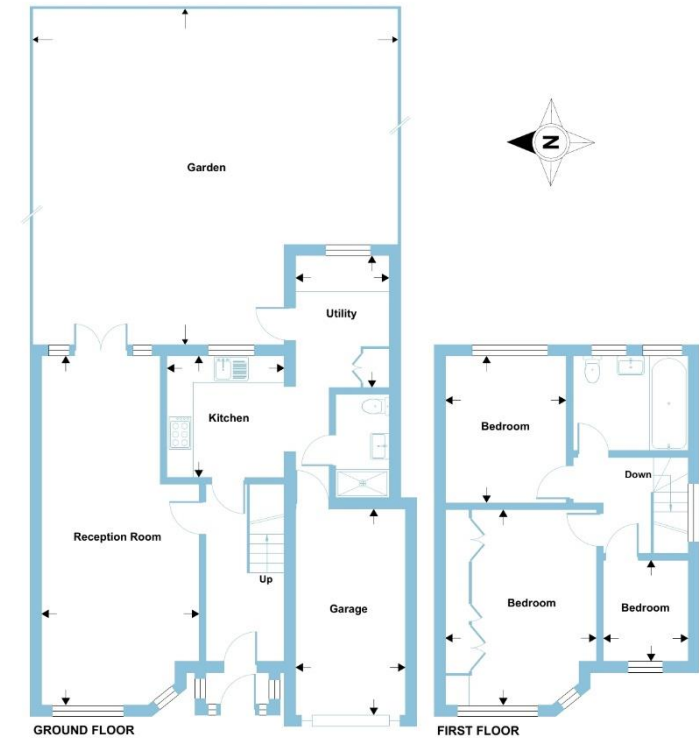
# £625,000



Please note the marker reflects the postcode not the actual property

## Churchbury Lane, Enfield, EN1

Approximate Area = 1043 sq ft / 96.8 sq m  
Garage = 127 sq ft / 11.7 sq m  
Total = 1170 sq ft / 108.5 sq m  
For identification only - Not to scale



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Property Ref:  
ENF104993 - 0002

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