





welcome to

Lavender Hill, Enfield

Individually designed and spacious detached house in a unique location, close to local shops, good schools, Gordon Hill Rail Station (Moorgate Line) and Hilly Fields Countryside. Enfield Town shopping centre is just one mile away.

The well presented property must be viewed to be fully appreciated and features include:-







Entrance Lobby

Entrance Hall

Fitted carpet, radiator.

Cloakroom / WC

Low flush WC, ceramic tiled floor, fully tiled walls.

Dual Aspect Lounge

23' 9" x 11' 2" (7.24m x 3.40m)

Fitted carpet, two radiators, sliding double glazed patio doors to garden.

Kitchen / Dining Room

17' 8" extending to \times 11' 4" (5.38m extending to \times 3.45m) Dual aspect.

Attractive wood effect vinyl floor, two radiators. The kitchen area is beautifully and comprehensively fitted in modern white units, comprising base units with worktops, matching wall cabinets, inset ceramic hob, built-in oven and grill, one and half bowl sink unit, ceramic tiled floor to kitchen area.

Utility Room

7' 8" x 5' 7" (2.34m x 1.70m)

Ceramic tiled floor, plumbing for washing machine, wall storage cabinets.

First Floor

Landing

Fitted carpet, access to loft via built-in ladder, built-in storage cupboard, airing cupboard housing wall mounted gas central heating boiler.

Dual Aspect Bedroom One

18' x 11' 8" (5.49m x 3.56m)

Two radiators, fitted carpet, four door built-in wardrobe cupboard, dressing table and drawer unit.

En-Suite Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled floor and walls, radiator.

Bedroom Two

13' 1" x 10' 7" (3.99m x 3.23m) Fitted carpet, radiator.

Bedroom Three

11' 3" x 11' (3.43m x 3.35m) Fitted carpet, radiator.

Family Bathroom

Panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled floor and walls, radiator.

Outside

Garage

19' x 18' (5.79m x 5.49m)

Up and over door, power and lighting, side pedestrian door with covered area between garage and main house, approached via brick paved driveway with off-street parking for four cars.

Gardens

Gardens surround the property. There is a secluded, mainly paved rear garden with brick built BBQ area.





















welcome to

Lavender Hill, Enfield

- Very Large Detached Garage 19' x 18'
- Off-Street Parking For Several Cars
- Spacious Attractive Lounge
- Large Kitchen / Dining Room
- Three Double Bedrooms

Tenure: Freehold EPC Rating: D

£675,000



Please note the marker reflects the postcode not the actual property

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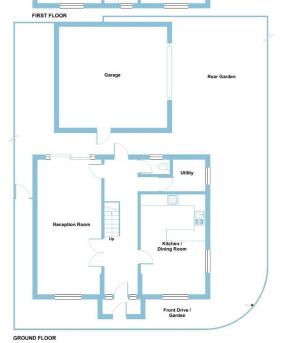


Property Ref: ENF103673 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Lavender Hill, Enfield, EN2

Approximate Area = 1437 sq ft / 133.5 sq m
Garage = 341 sq ft / 31.6 sq m
Total = 1778 sq ft / 165.1 sq m
For identification only - Not to scale







020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE

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