

White House Lane, Enfield, EN2 0NG



£599,995

Kings Group-Enfield Town are delighted to present this RARE TO THE MARKET THREE BEDROOM SEMI-DETACHED GEORGIAN STYLE COTTAGE offered on a chain free basis. The property is situated in a private tree lined cul-de-sac and provides easy access to local shops, amenities and transport links including Gordon Hill Station. Additionally this ideal family home falls within catchment area of some of Enfields most sought after schools including Lavender Hill Primary School.

Accommodation includes through lounge, kitchen/diner, conservatory, downstairs WC, utility space, three sizeable bedrooms, upstairs family bathroom, garden and off street parking.

ENTRANCE HALL

15'9" x 8'5" (4.80m x 2.57m)

Part tiled part carpeted flooring, radiator, range of built in cupboards, turning staircase to first floor

WC

Tiled flooring, Low level WC, wash basin, radiator

DUAL ASPECT LOUNGE

19'8" x 12'1" (5.99m x 3.68m)

Split level, carpeted flooring, radiator, brick open fireplace, storage cupboard

KITCHEN / CONSERVATORY

26'2" x 8'11" (7.98m x 2.72m)

Tiled flooring, wall and base units with work tops, integrated cooker with gas hob, integrated electric oven and grill, stainless sink unit, radiators, double glazed conservatory area with casement door leading to garden

UTILITY ROOM

6'7" x 4'4" (2.01m x 1.32m)

Tiled flooring, plumbing for washing machine, storage

FIRST FLOOR LANDING

Double glazed window to front aspect, carpeted flooring, radiator

BEDROOM ONE

15'9" x 8'6" (4.80m x 2.59m)

Carpeted flooring, double built in wardrobe, radiator

BEDROOM TWO

11'11" x 11'5" (3.63m x 3.48m)

Laminate flooring, radiator, built in wardrobe, access to loft

BEDROOM THREE

9'2" x 7'8" (2.79m x 2.34m)

Laminate flooring, radiator

BATHROOM

Panel enclosed bath, wash basin with vanity unit under, shower cubicle, low level flush WC, tiled flooring, fully tiled walls, radiator

FRONT GARDEN

Laid lawn with mature beds, off street parking for several vehicles, wrought iron security gates with access to courtyard with front and side garden providing additional off street parking, side access to rear garden

REAR GARDEN

approx 45' (approx 13.72m)

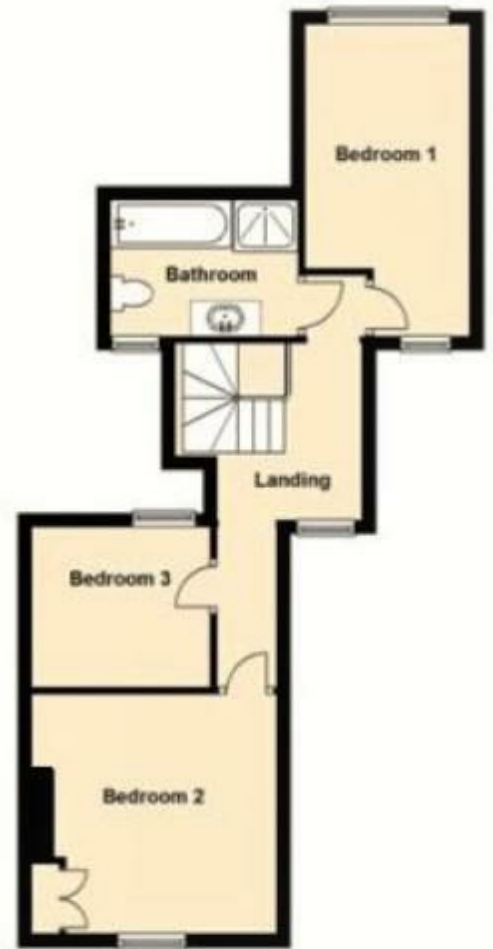
paved, flower and shrub borders, outside lighting, tap, full width timber shed to rear, side access



Ground Floor



First Floor



NB. Floorplan is for illustration purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		74
		46	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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