



White House Lane, EN2 0NG
Enfield





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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.

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £525,000
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Auction Guide £500,000



- Chain Free
- Spacious Through Lounge
- Conservatory
- Off Street Parking
- Within Walking Distance of Gordon Hill Station

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

Three Bedroom Semi-Detached Georgian Style Cottage

- Kitchen/Diner
- Upstairs Family Bathroom
- Peaceful Tree Lined Cul-De-Sac
- Easy Access to Local Shops and Amenities

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









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(29-54) E</small> <small>(11-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(29-54) D</small> <small>(11-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



NB. Floorplan is for illustration purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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