



Lonsdale Drive, EN2 7LD
Enfield





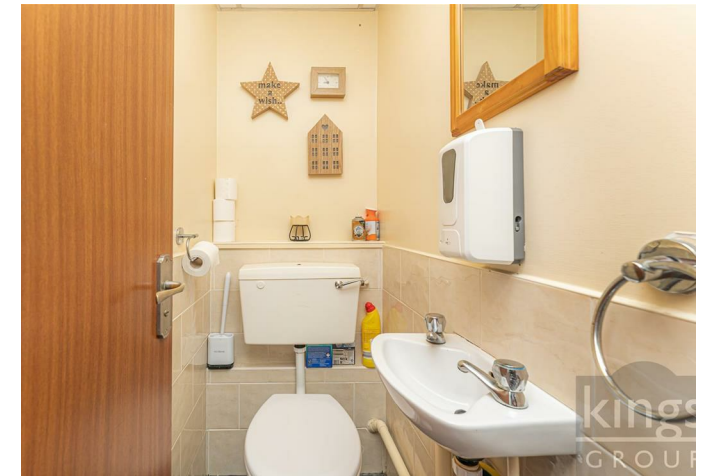
Kings
GROUP

Lonsdale Drive, EN2 7LD

Kings Group-Enfield Town are delighted to offer this **THREE BEDROOM SEMI-DETACHED HOUSE** situated within walking distance to Oakwood Underground Station (0.8 miles). The spacious family home comprises three bedrooms, reception room, fitted kitchen, downstairs w.c, utility room, upstairs family bathroom, garden room/office and rear garden.

Local shops and amenities including Trent Park, which has an array of leisure facilities including a golf course and riding stables are easily accessible. Additional benefits of being located within close proximity to exceptional primary and secondary schools such as Eversley Primary School, Merryhills Primary School and Highlands.

Offers In Excess Of £560,000



- **Ideal Family Home**
- **3 Bedrooms Semi-Detached House**
- **Within Easy Access To Good Transport Links**
- **Downstairs W.C & Upstairs Family Bathroom**

Front Garden

Laid to lawn

Entrance Hall

Ceramic tiled floor, windows to the side, understairs storage, radiator

Reception 22'8 x 12'5 (6.91m x 3.78m)

Ceramic tiled flooring, coving to ceiling, electric fireplace, built-in storage & shelving

Kitchen 10'4 x 8'11 (3.15m x 2.72m)

Fitted base & wall cupboards, drainer unit sink, tiled splash back walls, integrated oven, integrated dishwasher, ceramic tiled flooring

Utility Room 9'1 x 5'2 (2.77m x 1.57m)

Ceramic tiled flooring, ceiling spotlights, windows to the side, plumbing for washing machine, drainer unit sink

W/C

Low level W.C, ceramic tiled flooring, half tiled walls, wash hand basin, extractor fan

Landing

Carpeted flooring, loft access, window to the side, airing cupboard

Bedroom 1 12'9 x 9'9 (3.89m x 2.97m)

Carpeted flooring, double radiator, built-in wardrobe cupboard

Bedroom 2 12'11 x 8'9 (3.94m x 2.67m)

Carpeted flooring, double radiator, built-in wardrobes

Bedroom 3 9'3 x 7'11 (2.82m x 2.41m)

Carpeted flooring, double radiator, ceiling spotlights, built-in wardrobe

- **Spacious Reception**
- **Fitted Kitchen**
- **Within Catchment Area of Sought After Schools Including Merryhills Primary School and Highlands Secondary School**

Bathroom

Vinyl flooring, tiled walls, ceiling spotlights, low level w.c, pedestal wash basin, panel enclosed bath with mixer tap & electric shower

Office

Carpet tiled flooring

Garden





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
[92 plus] A			
[81-91] B			
[69-80] C			
[55-68] D			
[29-54] E			
[13-18] F			
[1-12] G			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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