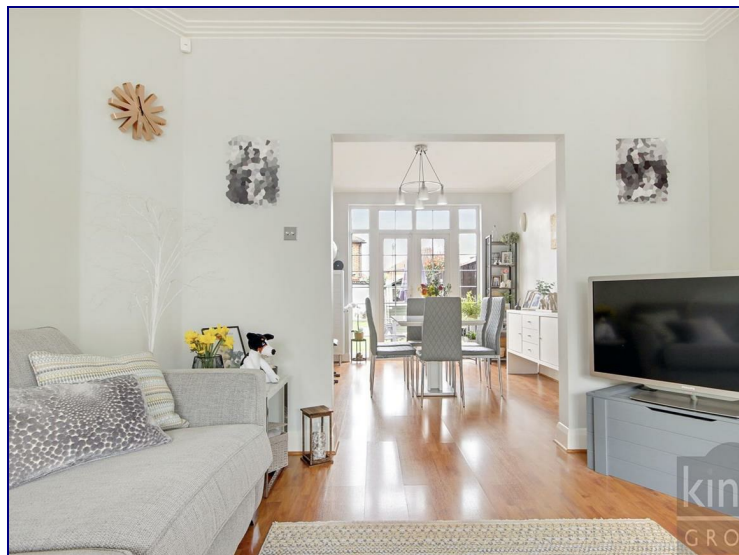


## Lynmouth Avenue, Enfield, EN1 2LR



**£615,000**

Nestled in the highly sought-after turning this beautifully presented and exceptionally well-maintained three-bedroom semi-detached house offers the perfect blend of comfort, style, and practicality for a growing family. This property is ideally located within close proximity to a variety of local amenities, top schools, and excellent transport links, making it an ideal place to call home.

As you enter the property, you'll be greeted by a spacious and bright through lounge, providing the perfect space for both relaxation and entertaining. The well-designed lounge flows effortlessly into the fitted kitchen. Upstairs, you'll find a newly fitted first-floor bathroom, beautifully renovated to a high standard.

This home is not only well-presented but also practical, offering features like double glazing and gas central heating and spacious bedrooms. The side access to the rear garden with garage and off-street parking are additional advantages, offering ample space for family life and ease of access.







## Lynmouth Avenue, EN1

Approximate Gross Internal Floor Area : 87.80 sq m / 945.07 sq ft (Excluding Storage)

Storage Area : 12.0 sq m / 129.16 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	