



**16 Lombard Avenue, Enfield Highway  
Offers In Excess Of £485,000 Freehold**



# 16 Lombard Avenue, Enfield Highway

186 Hertford Road, Enfield Highway,  
Middlesex, EN3 5AZ

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- Three Bedroom 1930's House
- An Additional Loft Room
- A Stunning & Modern Property
- An Ideal Family Home
- Off Street Parking
- Close Proximity to all Local Shops & Amenities
- Ground Floor Cloakroom
- First Floor Bathroom
- Extended Modern Fitted Kitchen
- Double Glazed Windows & Gas Central Heating

KINGS GROUP are delighted to offer, Lombard Avenue, where this charming three-bedroom terraced house awaits you. Situated in a sought-after turning, this home offers the perfect blend of comfort and convenience. Upon arrival, you're greeted by the convenience of off-street parking. The exterior is well-maintained, setting the tone for the meticulous care that defines this property.

Step inside to discover a home that is both immaculately presented and thoughtfully designed. The ground floor boasts a spacious through lounge, offering plenty of room for relaxation and entertaining. Natural light floods the space, creating an inviting atmosphere for gatherings or quiet evenings in.

The heart of the home lies in the beautiful modern extended kitchen, with sleek finishes and ample counter space. In addition a shower room adds convenience and functionality to the ground floor layout, catering to the needs of busy households.

Venture upstairs to find three generously sized bedrooms, providing comfortable retreats for family members or guests. Additionally, an additional loft room offers versatility, whether utilized as a home office, playroom, or extra storage space.

Beyond the comforts of home, Lombard Avenue offers proximity to local shops and amenities, ensuring daily necessities are always within reach. For commuters, Brimsdown Station is conveniently located nearby, providing direct access to Tottenham Hale and London Liverpool Street, making city excursions or daily commutes a breeze.

This three-bedroom terraced house in Lombard Avenue offers the perfect blend of modern living, convenience, and accessibility. Don't miss the opportunity to make this beautifully maintained residence your new home.

## FRONT DOOR LEADING TO

## ENTRANCE HALLWAY

### LIVING ROOM ONE 13'2" x 9'11" (4.01m x 3.02m)

With double glazed window to front aspect, laminate flooring, power points,

### LIVING ROOM TWO 10'4" x 9'11" (3.15m x 3.02m)

With laminate flooring, power points

### KITCHEN 16'9" x 11'10" (5.11m x 3.61m)

With double glazed window to rear access, island with drainer unit sink with mixer tap and work surface, integrated cooker with electric hob, integrated over, hood extractor fan, spotlights, tiled splash back walls, range of wall and base units, power points, double glazed door leading to garden,

## FIRST FLOOR LANDING

With carpeted flooring, access to loft room

### BEDROOM ONE 13'2" x 10'2" (4.01m x 3.10m)

With double glazed window to front aspect, coved ceiling, laminate flooring, power points

### BEDROOM TWO 13'0" x 8'11" (3.96m x 2.72m)

With double glazed window to front aspect, coved ceiling, laminate flooring, power points

### BEDROOM THREE 11'0" x 10'1" (3.35m x 3.07m)

With double glazed window to rear aspect, laminate flooring, power points

### LOFT SPACE 19'8" x 10'4" (5.99m x 3.15m)

With velux windows, laminate flooring, eaves storage, radiator, power points

### BATHROOM 8'10" x 4'7" (2.69m x 1.40m)

With double glazed opaque window to rear aspect, tiled flooring, tiled walls, panel enclosed bath with shower attachment, wash basin with vanity unit under, low level WC,

### SHOWER ROOM 6'0" x 5'3" (1.83m x 1.60m)

With tiled walls, shower cubicle, wash basin with vanity unit under, low level WC,

### GARDEN 54'2" x 18'5" (16.51m x 5.61m)

Extends approximately 54ft, with side access, fence panels, mainly laid lawn, plant and shrub borders,

### OUTBUILDING 18'10" x 8'6" (5.74m x 2.59m)



**Lombard Ave, Enfield, EN3 5LN**  
 Approximate Gross Internal Floor Area : 102.0 sq m / 1098.0 sq ft  
 Loft Space : 19.0 sq m / 204.51 sq ft  
 Outbuilding : 14.90 sq m / 160.38 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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



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