



Lavender Hill | | Enfield | EN2 0RH

Asking Price £530,000



Key features

- THREE BEDROOM SEMI-DETACHED HOME
- RECEPTION ROOM WITH FEATURE FIREPLACE
- WELL DESIGNED MODERN FITTED KITCHEN
- FIRST FLOOR BATHROOM & GROUND FLOOR CLOAKROOM
- GOOD SIZED CONSERVATORY
- REAR GARDEN WITH SIDE ACCESS & TWO STORAGE SHEDS
- SITUATED CLOSE TO SOME HIGHLY REGARDED SCHOOLS
- SHORT WALK TO LOCAL SHOPS & GORDON HILL MAIN LINE STATION
- WITHIN EASY REACH OF ENFIELD TOWN, SPORTS & LEISURE FACILITIES
- MOTORWAY LINKS INCLUDE A10 & M25

Description

James Hayward are delighted to offer, a beautifully presented semi-detached house, nestled on Lavender Hill, Enfield, which offers a perfect blend of modern living and comfort. The property offers spacious living accommodation which includes a welcoming lounge, complete with a feature fireplace that adds a touch of warmth and character to the home; An inviting space for relaxation.

The property boasts a modern fitted kitchen, designed with functionality in mind, making it a joy for any home cook. Adjacent to the kitchen, you will find a lovely conservatory that floods the area with natural light, creating a serene space to enjoy your morning coffee, entertain guests or unwind after a long day.

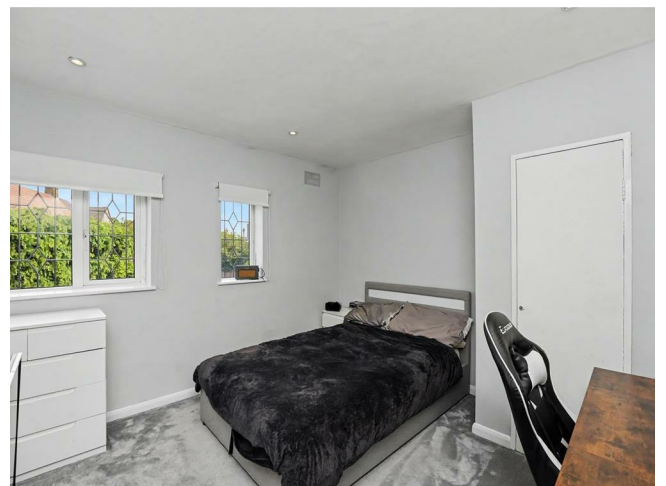
This home features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Additionally, there is a guest cloakroom, adding convenience for both residents and visitors alike.

Outside, this attractive property is complemented by a good sized rear garden with side access, patio and two storage sheds.

With its appealing layout and thoughtful design, this semi-detached house is not just a property; it is a place to create lasting memories. The location in Lavender Hill offers a friendly community atmosphere and is within easy reach of local amenities, Gordon Hill main line station and some highly regarded schools including Wren Academy and St. Michael's primary, making it an ideal choice for families or anyone looking to settle in a welcoming neighbourhood.

This property is a wonderful opportunity for those seeking a comfortable and stylish home in Enfield.

Directions



A very appealing, three bedroom semi detached home, which offers ample living space including a conservatory, plus a good sized garden, with side access and two storage sheds. The property is within a friendly community and ideally situated walking distance from an abundance of local amenities in Lancaster Road and along Chase Side; Enfield Town, motorway links, sports & leisure facilities are also within easy reach. There are some highly regarded schools including Wren Academy and St. Michaels Primary close by, ideal if you are looking for a family home. Viewing is highly recommended.



Floor plans



Levander Hill

Approximate Gross Internal Floor Area : 100.10 sq m / 1077.46 sq ft
(Excluding External Cupboard)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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