



7 Fillebrook Avenue, Enfield, EN1 3BA

**£700,000**

**Lanes**  
ESTATE AGENTS

# 7 Fillebrook Avenue, Enfield, EN1 3BA

Lanes Enfield Town are pleased to market this stylish 4-Bedroom Semi-Detached Home with a garage to the side, located on the sought-after 'Willow Estate'.

This well-presented four-bedroom semi-detached house offers generous living space, a smart modern finish, and excellent access to local amenities and transport links.

The property features four good-sized bedrooms, including a loft-converted main bedroom with its own en-suite. A contemporary four-piece family bathroom serves the remaining rooms. On the ground floor, there's a bright lounge, separate modern kitchen/diner, utility room, and a convenient downstairs W.C.

Outside, the home benefits from a driveway with EV charging and a garage to the side of the property, offering off-street parking and additional storage.

Just a short walk from Enfield Town Station and the town centre, this property is ideally positioned for commuters and families alike.



## Hallway

Wood floors, radiator, spotlights, stairs to first floor landing, under stairs storage cupboard, doors to kitchen, w.c, utility room and lounge.

## Lounge

13'8 x 11'52 (4.17m x 3.35m)

Double glazed bay window to front aspect, wood floors, radiator.

## Kitchen/Diner

13'95 x 17'40 (3.96m x 5.18m)

Double glazed windows to rear aspect, tiled floors, part tiled walls, granite worktops, freestanding Rangemaster cooker, Rangemaster extractor hood, butler sink with mixer tap, integrated dishwasher, freestanding fridge freezer, base level and eye level units, radiator, spotlights, double glazed doors leading to rear garden.

## W.C

Tiled floors, part tiled walls, vanity hand basin with mixer tap, low level w.c, heated towel rail.

## Utility Room

11 x 13'82 (3.35m x 3.96m)

Tiled walls, roll top work surfaces, space for washing machine and tumble dryer, base level units and radiator.

## First Floor Landing

Double glazed frosted window to side aspect, doors to Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom. Stairs leading to second floor landing.

## Bedroom Two

14'0" x 10'8" (4.27m x 3.25m)

Double glazed windows to front aspect, laminate floors, radiator.

## Bedroom Three

10'2" x 11'1" (3.10m x 3.38m)

Double glazed windows to rear aspect, laminate floors, radiator.

## Bedroom Four

7'2" x 6'4" (2.18m x 1.93m)

Double glazed windows to front aspect, radiator.

## Bathroom

Double glazed frosted windows to rear aspect, tiled floors, tiled walls, freestanding bath with mixer tap and shower attachment, double shower cubicle with wall mounted shower, vanity hand basin with mixer tap, low level w.c, heated towel rail and under floor heating.

## Second Floor Landing

Double glazed frosted window to side aspect, door to Bedroom One.

## Bedroom One

13'4" x 16'9" (4.06m x 5.11m)

Double glazed windows to rear aspect, two Velux windows to front aspect, laminate floors, radiator, fitted wardrobes, under eave storage, restricted head height.

## En-Suite To Bedroom One

Double glazed frosted window to rear aspect, tiled floors, tiled walls, double walk in shower with bespoke wall mounted shower, vanity hand basin with mixer tap, low level w.c, spotlights, heated towel rail and under floor heating.

## Garden

Mainly laid to lawn, paved area and door leading to garage.

## Front Garden

Mainly laid to lawn, pattern brick paved driveway, EV charging point, flower bed borders with various plants shrubs trees and bushes.

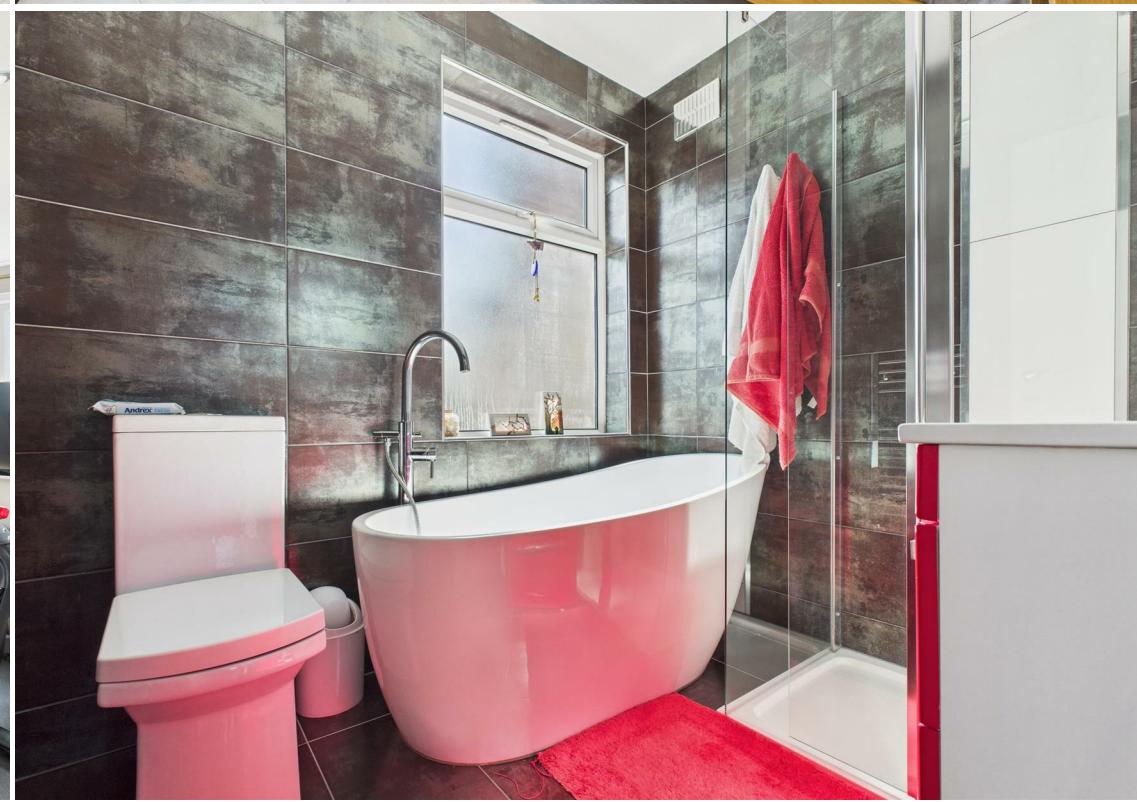
## Garage

16'9" x 8'3" (5.11m x 2.51m)

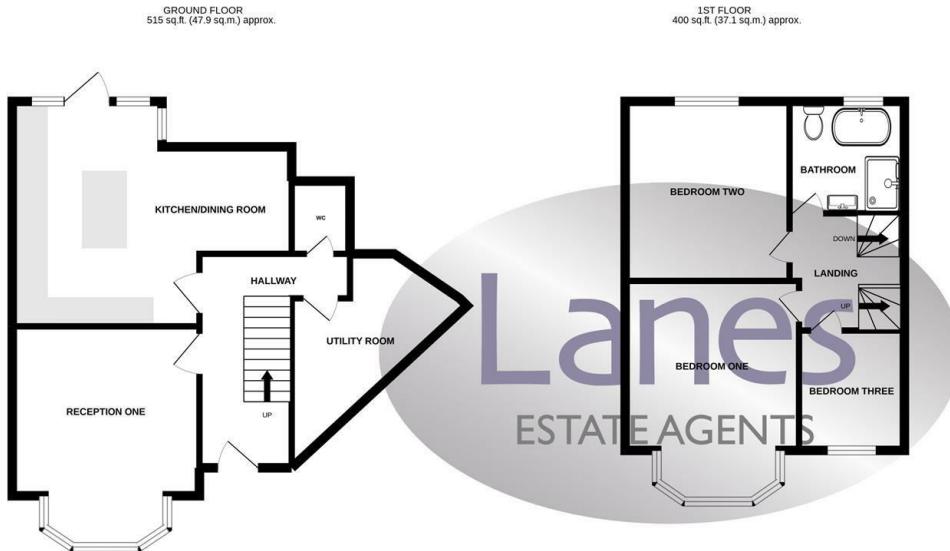
Remote up & over door, power & lighting.

## Lanes Estate Agents Enfield Reference Number

ET5263/AX/AX/AX/180625







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TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, please note that measurements, 'as 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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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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