



74 Elsing Road, Enfield, EN1 4PF
Offers Over £500,000



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Lanes are pleased present this four bedroom tunnel linked property. The property consists of kitchen/diner, first floor bathroom, ensuite to master bedroom and much more. Benefits include off street parking, gas central heating and a rear garden. Call now to view!

Guide Price £500,000-£525,000



Porch to

Hallway

Lounge 12'5 x 11'11 (3.78m x 3.63m)

Kitchen/Diner 15'3 x 10'5 (4.65m x 3.18m)

First Floor Landing

Bedroom 11'11 x 11'8 (3.63m x 3.56m)

Bedroom 12'0 x 9'5 (3.66m x 2.87m)

Bedroom 10'6 x 7'6 (3.20m x 2.29m)

Second Floor Landing

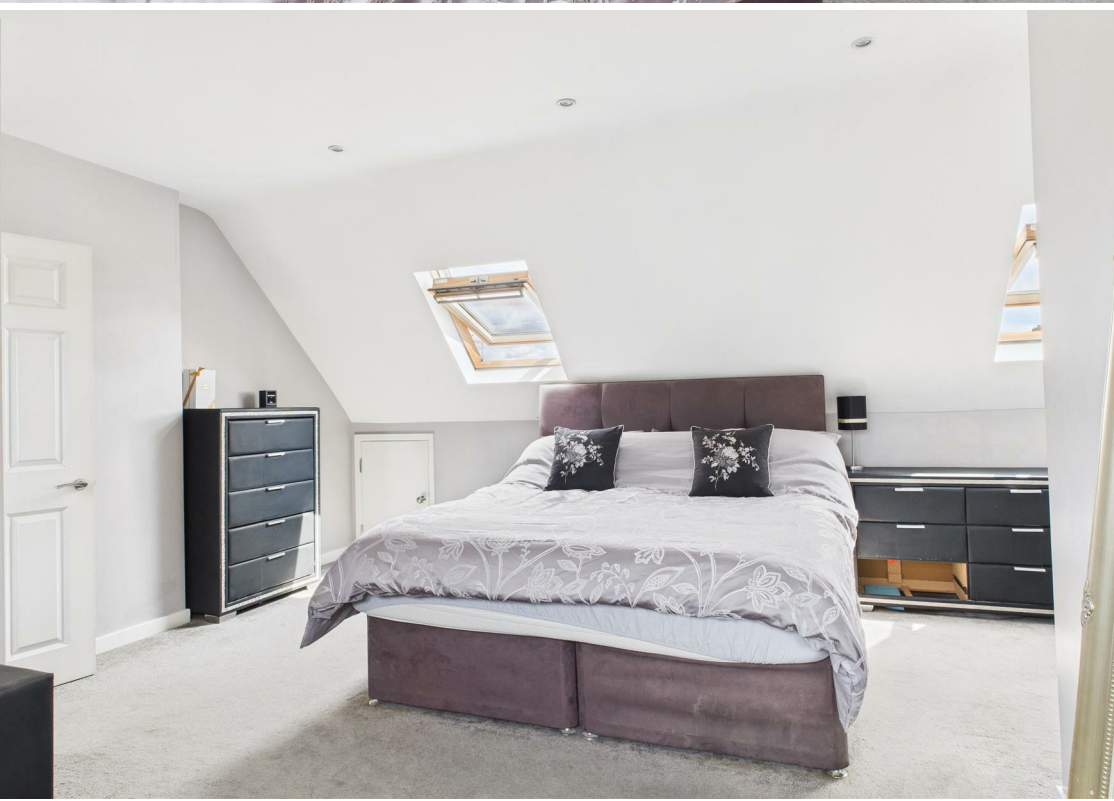
Bedroom
19'0 x 17'0 to widest points (5.79m x 5.18m to widest points)

En-suite

Front
Off street parking

Rear
Laid lawn and patio area

Reference
CH6562/PL/02062025 - Enfield Estate Agent







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1114 ft²
Reduced headroom
30 ft²

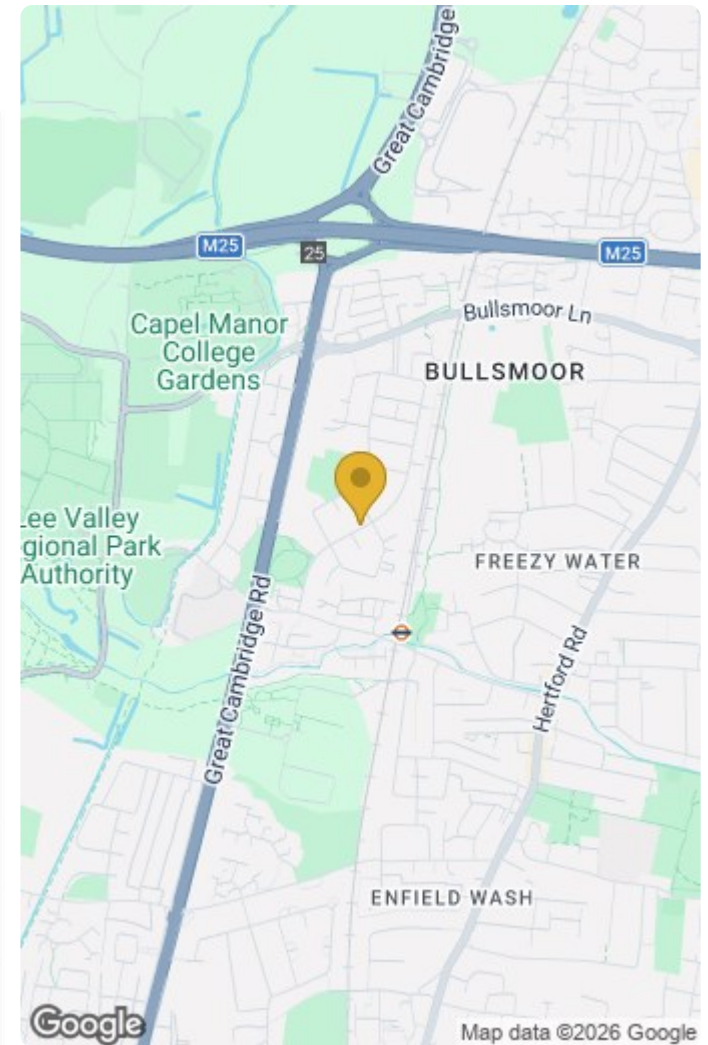
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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