Lombard Avenue Enfield EN3 5LN

£465,000

STRETTONS

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- Three Bedroom Terrace House
- 1930s Build
- Open Plan Reception & Dining Room
- Extended Kitchen
- First Floor Bathroom & Ground Floor WC
- Driveway
- 66ft Rear Garden
- Walking Distance To Brimsdown Train Station
- Easy Access To A10 & M25
- Close Proximity To Local Amenities

Strettons are pleased to present this attractive three bedroom terraced house on the sought after Lombard Avenue in Enfield. This 1930s build which benefits from off street parking combines period charm with practical modern living, extending to 880sqft of internal space, making it an excellent choice for families and investors alike.

The ground floor opens into a bright and spacious open plan reception and dining area, ideal for both everyday living and entertaining. A feature fireplace adds character and warmth, creating a welcoming atmosphere. To the rear, the extended kitchen offers generous workspace and storage, with direct access to a substantial 66ft rear garden perfect for outdoor dining and relaxation. A convenient ground floor WC completes this level.

Upstairs, the first floor comprises two well proportioned double bedrooms and a comfortable single bedroom, alongside a family bathroom, providing ample accommodation for growing households.

Lombard Avenue is ideally positioned within a lively and well connected neighbourhood, close to a range of local shops, well regarded schools, and green open spaces. Nearby parks offer excellent opportunities for recreation, while the area’s amenities cater to everyday needs.

This appealing 1930s home presents a fantastic opportunity to enjoy comfortable living in a friendly community setting. Whether you are stepping onto the property ladder, searching for a long term family home or looking for a secure investment, this property is not to be missed.

Reception / Dining Room

24'0 x 15'6 (7.30m x 4.73m)

This charming living and dining area offers a warm and inviting atmosphere, featuring an exposed brick fireplace with a striking black hood as its focal point. The space is enhanced by wooden flooring and exposed wooden beams that add character and a rustic touch. Generous natural light floods through the front bay windows adorned with white shutters. The room flows seamlessly through to the dining area, which is accessible via glazed wooden doors and provides a comfortable space for family meals and entertaining.

Kitchen

11'10 x 10'6 (3.60m x 3.20m)

The kitchen is well appointed with light wood cabinetry and granite-effect worktops, complemented by a mosaic tile splashback. It benefits from a practical layout with integrated oven, hob and extractor, alongside space for washing and dishwashing appliances. The kitchen enjoys natural light from two sides, including a window overlooking the garden and a back door providing direct access to the outdoor space. The flooring is a dark tile, adding a modern touch to this functional space.

WC

5'5 x 2'4 (1.65m x 0.71m)

This compact WC is tastefully tiled in black and white, with a pedestal basin and WC. A window allows natural light to filter in, creating a bright and functional cloakroom space.

First Floor Landing

The first floor landing features a red carpet and wooden balustrade, with framed artwork adding character to the space. It provides access to all bedrooms and the bathroom.

Bedroom One

11'7 x 9'3 (3.53m x 2.82m)

The main bedroom is a bright and cosy space featuring a bay window with white shutters that allows plenty of natural light to flood in. Neutral walls and wooden flooring create a calm and restful atmosphere.

Bedroom Two

10'8 x 9'10 (3.26m x 3.00m)

Bedroom two is a well-proportioned room with a bright window dressed with white shutters and neutral walls. It offers ample space for furnishings and benefits from wooden flooring throughout.

Bedroom Three

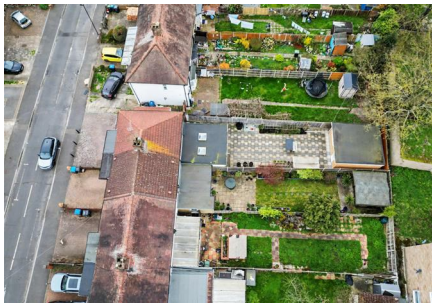
6'7 x 6'0 (2.00m x 1.82m)

This bedroom adequate space as a child's room or a study, with neutral décor and a window overlooking the exterior. It offers a practical and peaceful space.

Bathroom

6'9 x 5'5 (2.05m x 1.65m)

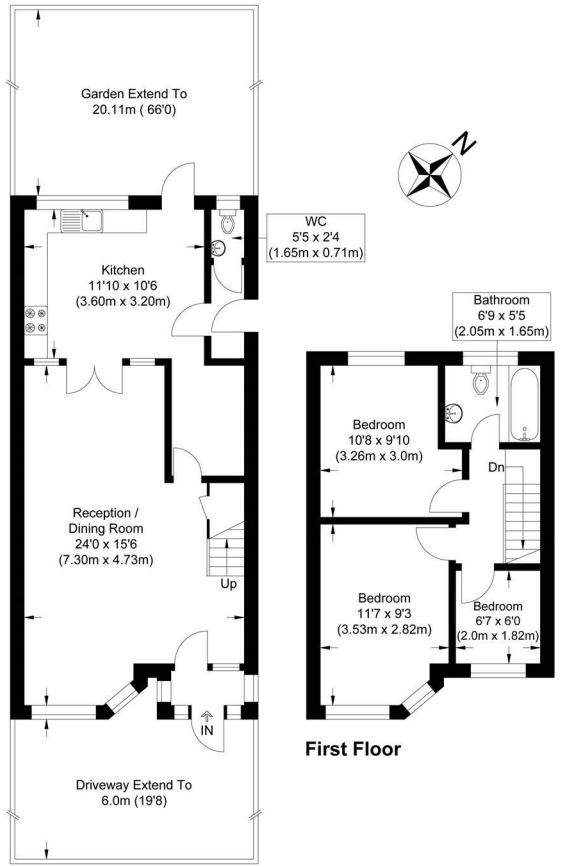
The bathroom is fully tiled in white with a subtle decorative border and features a traditional white suite including a bathtub with overhead shower, pedestal basin and WC. A window provides natural light and ventilation, while a heated towel rail adds a touch of comfort. The clean and simple design makes this a practical and fresh space.



Rear Garden

66'0 (20.11m)

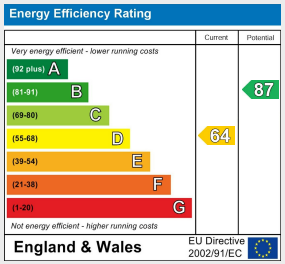
The rear garden is a generous outdoor space extending 66ft. It offers a paved patio area ideal for seating and dining, leading to a well maintained lawn bordered by mature shrubs and plants. Towards the back, a timber summerhouse provides additional space for hobbies or relaxation. The garden is enclosed with fencing for privacy and enjoys a pleasant sunny aspect.



Lombard Avenue

Approximate Gross Internal Floor Area : 81.69 sq m / 879.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **D** EPC Rating **D**



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