



George Lovell Drive, Enfield, EN3 6WA

£485,000



# George Lovell Drive

Enfield, EN3 6WA

Local Authority: Enfield  
Borough Council  
Tax Band: F

- EPC RATING: 66 D
- DETACHED HOUSE
- TWO BATHROOMS & GUEST WC
- NO ONWARD CHAIN
- OFF STREET PARKING AND GARAGE!
- SOUGHT AFTER ENFIELD ISLAND VILLAGE
- THREE BEDROOMS
- LARGE RECEPTION
- VERY WELL PRESENTED
- CALL NOW TO VIEW!!

Sandra Davidson Estate Agents are pleased to present this exceptional detached house for sale, located on the desirable George Lovell Drive in Enfield. This stunning property boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal family home. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

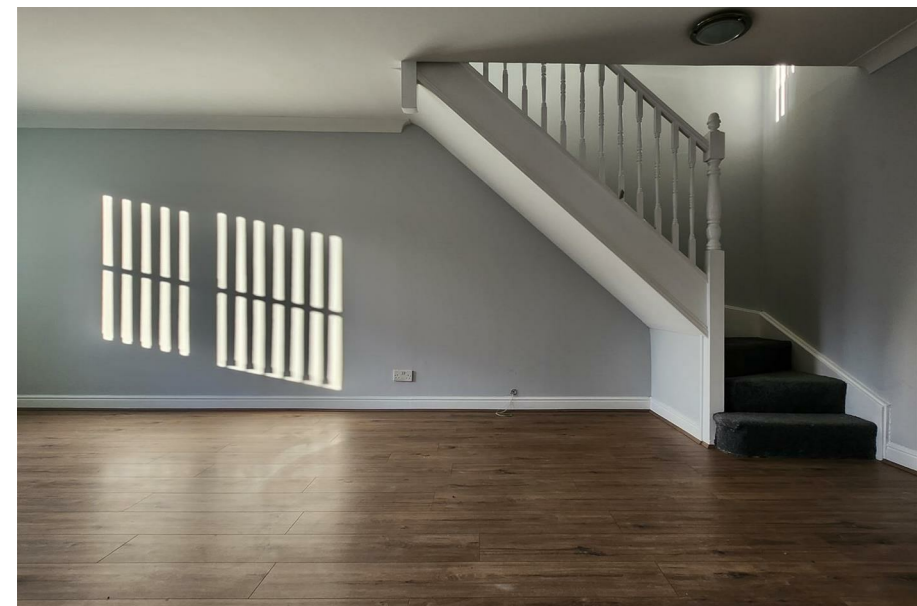
One of the standout features of this property is the ample parking space, accommodating multiple cars on shared driveway, which is a rare find in this sought-after area. The house is set within a tranquil neighbourhood, just a stone's throw away from the picturesque Lee Valley Nature Reserve, offering a perfect blend of urban convenience and natural beauty.

For those commuting to London, the property is ideally situated within easy reach of Enfield Lock Station, as well as major road links including the M25 and A10. This ensures direct access to key destinations such as London Liverpool Street and Tottenham Hale, making it a perfect choice for professionals and families alike.

This chain-free property presents a fantastic opportunity for buyers looking to settle in a vibrant community with excellent amenities and transport links. Do not miss the chance to make this beautiful house your new home.



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## ENTRANCE

Via glazed front door into entrance hall with; wood effect vinyl flooring, radiator, light, doors to:

## KITCHEN/DINER

12'2" x 7'10" (3.70m x 2.39m)

Fitted wall and base units, work surface with tiled upstand, four ring gas hob with extractor hood over oven grill under, space and services for washing machine, one and half bowl sink with drainer, wall mounted boiler, ceiling light, double glazed casement opening window to front

## GUEST WC

Suite comprising; low level WC, pedestal hand wash basin, radiator, partly tiled walls, ceiling light, double glazed casement opening window to front, wood effect vinyl flooring

## RECEPTION

21'2" x 16'5" (6.46m x 5.00m)

Double glazed casement opening window to rear, double glazed sliding doors to rear into garden, radiator to rear and front, laminate wood flooring, three ceiling lights, carpeted stairs to first floor

## FIRST FLOOR LANDING

Fitted carpet, access to loft space, radiator, ceiling light, fitted cupboard, doors to:

## BEDROOM ONE

14'9" x 10'0" (4.49m x 3.04m)

Double glazed casement opening window to front, radiator, fitted carpet, light



**BEDROOM TWO** 15'4" x 10'0" (4.68m x 3.04m)

Double glazed casement opening window to rear, radiator, fitted carpet, light, door to:

**EN-SUITE**

Suite comprising; bathtub with shower over, wall hung hand wash basin, low level WC, radiator, wood effect vinyl flooring, extractor fan, ceiling light, double glazed casement opening window to flank

**BEDROOM THREE** 9'9" x 6'7" (2.98m x 2.01m)

Double glazed casement opening window to rear, radiator, fitted carpet, light

**BATHROOM**

Suite comprising; bathtub with shower over, wall hung hand wash basin, low level WC, radiator, wood effect vinyl flooring, extractor fan, ceiling light, double glazed casement opening window to front

**EXTERIOR** 36'1" (11m)

The rear garden measures approximately 36' with stone tiled paved area to front remainder laid lawn with mature shrub and olive tree, timber built shed, gated independent side access to front drive

To the front is off street parking for multiple cars on shared drive and access to:

**GARAGE**

With up and over door to front

**AGENTS NOTE**

None of the services or appliances have been tested by Sandra Davidson Estate Agents

The property has an annual £300 Estate Management Fee



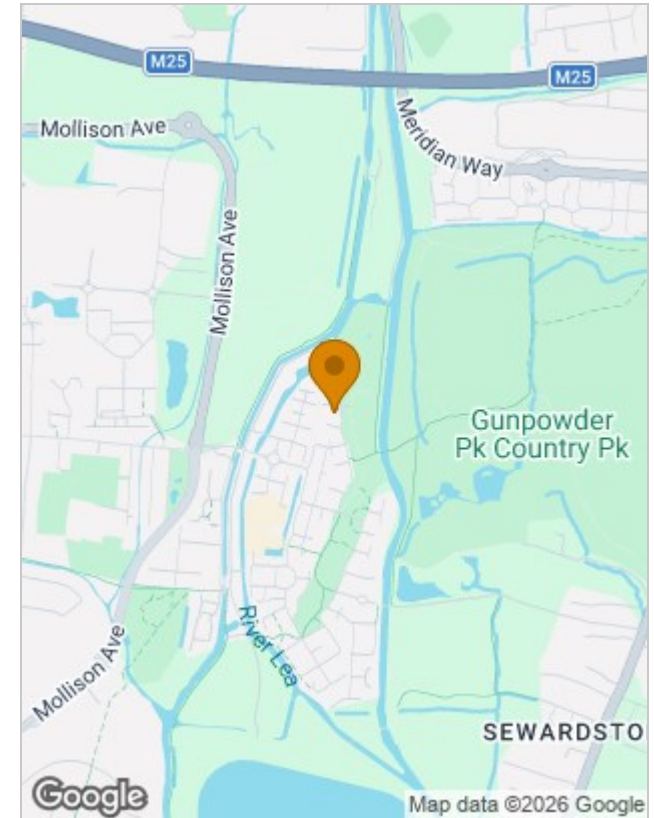




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.