



10 Tysoe Avenue, Enfield, EN3 6DY

£575,000

Lanes
ESTATE AGENTS

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Nestled on the charming Tysoe Avenue in Enfield, this recently refurbished semi-detached house offers a perfect blend of modern living and comfort. With three bedrooms, this home is ideal for families or those seeking extra space. The property boasts a study/office room and a separate lounge that provides a warm and welcoming atmosphere.

One of the standout features of this home is the large open-plan kitchen/diner, which is perfect for entertaining or enjoying family meals. The kitchen is equipped with contemporary fittings and bi-folding doors that seamlessly connect the indoor space to the rear garden.

For added convenience, the property includes a first-floor bathroom and a ground floor W.C., making it practical for everyday living. Off-street parking is available for multiple vehicles, ensuring that you and your guests can easily access the property.

Location is key, and this home is just a stone's throw away from Enfield Lock train station, providing excellent transport links for commuters. This property offers a fantastic opportunity to embrace a comfortable lifestyle in a desirable neighbourhood. Don't miss the chance to make this lovely house your new home.



Hallway	
Office	11'8" x 7'8" (3.56m x 2.34m)
Lounge	11'0" x 10'7" (3.35m x 3.23m)
Open Plan Kitchen Diner	24'2" x 18'7" (max) (7.37m x 5.66m (max))
W.C	7'6" x 3'3" (2.29m x 0.99m)

First Floor Landing

Bedroom One	11'0" x 10'7" (3.35m x 3.23m)
Bedroom Two	10'9" x 8'5" (3.28m x 2.57m)
Bedroom Three	7'7" x 6'9" (2.31m x 2.06m)
Bathroom	7'3" x 5'6" (2.21m x 1.68m)

Driveway

Rear Garden

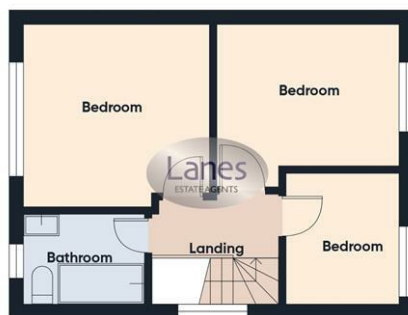
Lanes Estate Agents Enfield Reference Number
ET5314/AX/AX/AX/270226







Floor 0



Floor 1

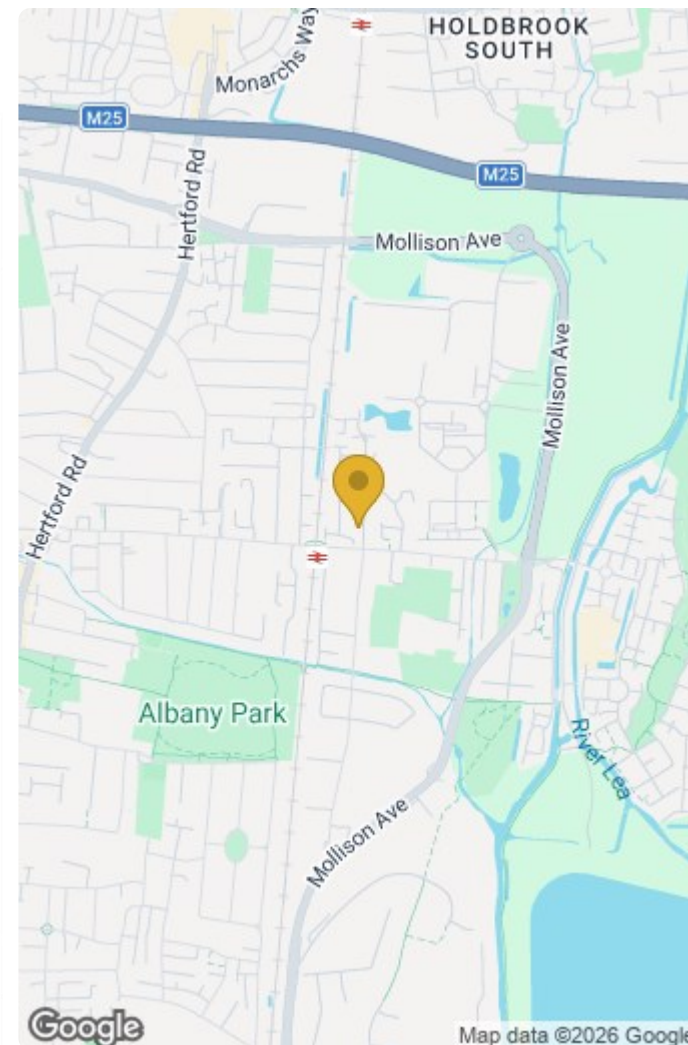


Approximate total area⁽¹⁾
96.2 m²
1036 ft²

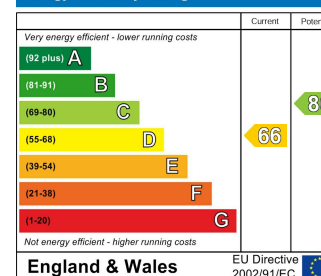
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

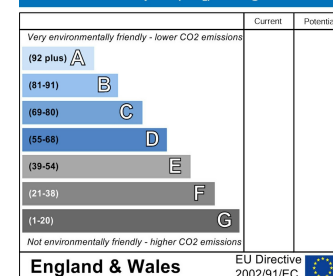
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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