



**Lavender Hill, Enfield, EN2 0RD**

**welcome to**

## **Lavender Hill, Enfield**

Individually designed and spacious detached house in a unique location, close to local shops, good schools, Gordon Hill Rail Station (Moorgate Line) and Hilly Fields Countryside. Enfield Town shopping centre is just one mile away.

The well presented property must be viewed to be fully appreciated and features include:-



### Entrance Lobby

### Entrance Hall

Fitted carpet, radiator.

### Cloakroom / WC

Low flush WC, ceramic tiled floor, fully tiled walls.

### Dual Aspect Lounge

23' 9" x 11' 2" ( 7.24m x 3.40m )

Fitted carpet, two radiators, sliding double glazed patio doors to garden.

### Kitchen / Dining Room

17' 8" extending to x 11' 4" ( 5.38m extending to x 3.45m )

Dual aspect.

Attractive wood effect vinyl floor, two radiators.

The kitchen area is beautifully and comprehensively fitted in modern white units, comprising base units with worktops, matching wall cabinets, inset ceramic hob, built-in oven and grill, one and half bowl sink unit, ceramic tiled floor to kitchen area.

### Utility Room

7' 8" x 5' 7" ( 2.34m x 1.70m )

Ceramic tiled floor, plumbing for washing machine, wall storage cabinets.

### First Floor

### Landing

Fitted carpet, access to loft via built-in ladder, built-in storage cupboard, airing cupboard housing wall mounted gas central heating boiler.

### Dual Aspect Bedroom One

18' x 11' 8" ( 5.49m x 3.56m )

Two radiators, fitted carpet, four door built-in wardrobe cupboard, dressing table and drawer unit.

### En-Suite Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled floor and walls, radiator.

### Bedroom Two

13' 1" x 10' 7" ( 3.99m x 3.23m )

Fitted carpet, radiator.

### Bedroom Three

11' 3" x 11' ( 3.43m x 3.35m )

Fitted carpet, radiator.

### Family Bathroom

Panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled floor and walls, radiator.

### Outside

### Garage

19' x 18' ( 5.79m x 5.49m )

Up and over door, power and lighting, side pedestrian door with covered area between garage and main house, approached via brick paved driveway with off-street parking for four cars.

### Gardens

Gardens surround the property. There is a secluded, mainly paved rear garden with brick built BBQ area.

### Agents Note

The property is of **non-standard construction**, which can affect mortgage availability and resale value. Please talk to the office if you have any queries.



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welcome to

## Lavender Hill, Enfield

- Cash Buyers Only
- Very Large Detached Garage 19' x 18'
- Off-Street Parking For Several Cars
- Spacious Attractive Lounge
- Large Kitchen / Dining Room

Tenure: Freehold EPC Rating: D

# £625,000



Please note the marker reflects the postcode not the actual property

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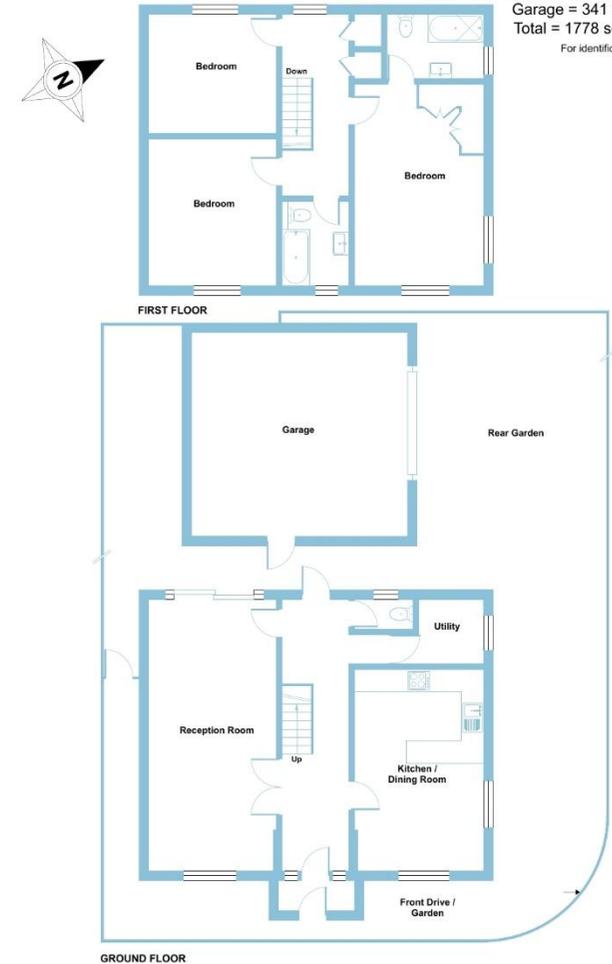
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## Lavender Hill, Enfield, EN2

Approximate Area = 1437 sq ft / 133.5 sq m  
Garage = 341 sq ft / 31.6 sq m  
Total = 1778 sq ft / 165.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1363414



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