



Lavender Hill, Enfield, EN2 0RQ

welcome to

Lavender Hill, Enfield

A well presented FOUR bedroom and TWO bathroom Edwardian END TERRACED FAMILY HOME close to excellent schools such as Wren and One Academies. Local shops and transport facilities are very close by, as is Gordon Hill Railway Station (Moorgate Line). The property has been EXTENDED and is offered in good condition throughout.

Early viewings are highly recommended to avoid disappointment!



Lounge

14' 6" x 12' (4.42m x 3.66m)
Dado rail, radiator, picture rail, coving,
cast iron feature fireplace.

Dining Room

13' 6" x 11' 1" (4.11m x 3.38m)
Wood laminate floor, radiator, picture rail,
dado rail, understairs storage cupboard,
coving, door to:-

Kitchen

15' 2" x 9' 5" (4.62m x 2.87m)
Comprising wall and base units with
contrasting worksurface, integrated
dishwasher, wood laminate floor, door to
Utility Room. Open to
Extension/Conservatory.

Utility Room

9' 9" x 6' (2.97m x 1.83m)
Plumbing for washing machine,
worksurfaces, wood laminate floor,
Vaillant boiler, door to shower room.

Conservatory

16' 2" x 12' 2" (4.93m x 3.71m)
Double glazed patio doors to south
facing garden.

Shower Room

Low flush WC, wash hand basin, shower
cubicle.

First Floor

Bedroom One

14' x 10' 7" (4.27m x 3.23m)
Double glazed window to front, radiator,
dado rail, picture rail, coving.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)
UPVC double glazed window to rear,
wood laminate floor, picture rail,
radiator.

Bedroom Three

11' 9" at widest x 9' 6" (3.58m at widest x
2.90m)
UPVC double glazed window to rear,
radiator, picture rail.

Bedroom Four

7' 6" x 6' (2.29m x 1.83m)
Double glazed window to front,
radiator, coving.

Bathroom / WC

Low flush WC, double glazed window
to side, wash hand basin, panelled
bath with shower over, half tiled walls,
heated towel rail.

Outside

Rear Garden

Beautifully maintained south facing
garden with two defined patio areas,
lawned area, timber covered seating
area, flower and shrub borders.

Front Garden

Paved with shrub borders, side
pedestrian access to rear.



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welcome to

Lavender Hill, Enfield

- Attractive South Facing Garden
- Two Bathrooms
- Close To Excellent Schools
- Conservatory
- Two Reception Rooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£650,000



Please note the marker
reflects the postcode not
the actual property

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Property Ref:
ENF106166 - 0002

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Approximate Area = 1400 sq ft / 130 sq m
For identification only - Not to scale



GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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