

Lavender Hill, Enfield, EN2 8RW

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welcome to

Lavender Hill, Enfield

Delightful and extended four bedroom character house situated in this popular residential location within close proximity of the Wren & One Degree Academy Schools, Gordon Hill Rail Station (Moorgate Line), shops and Greenbelt Countryside and within easy access of Enfield Town, with its multiple shopping centre and the M25 Motorway.

The property requires some updating but has many pleasing features and is offered chain free.















Entrance Porch
Timber floor, door to hallway.

Hallway
Fitted carpet, double radiator, understairs storage cupboard.

Lounge
16' into bay x 13' 6" max (4.88m into bay x 4.11m max)
Fitted carpet, coving to ceiling, picture rail.

Dining Room
22' x 11' 9" max (6.71m x 3.58m max)
Fitted carpet, picture rail, tiled fire surround, large picture window to rear aspect with casement door to side, views over rear garden.

Kitchen
9' 6" x 7' 8" (2.90m x 2.34m)
Comprising single bowl sink and drainer with cupboards under, plumbing for washing machine, cooker space, breakfast bar, original wall display unit and tiles, understairs pantry cupboard, carpet tiled floor, door to garden.

First Floor

Landing
Fitted carpet, picture rail.

Bedroom One
16' x 11' 5" max (4.88m x 3.48m max)
Fitted carpet, picture rail, double built in wardrobe cupboard, large built in storage cupboard.

Bedroom Two
13' 9" x 10' 4" (4.19m x 3.15m)
Fitted carpet, picture rail, double built in wardrobe cupboard, understairs storage cupboard.

Bedroom Three
8' 7" x 8' max (2.62m x 2.44m max)
Fitted carpet, picture rail, built in wardrobe cupboard.

Bathroom
Fitted with a walk-in double shower, wash hand basin, half tiled walls, fitted carpet, airing cupboard with hot water tank.

Separate WC
Low flush WC, fitted carpet, window to rear.

Second Floor

Bedroom Four
18' 6" max x 11' 2" max (5.64m max x 3.40m max)
Fitted carpet, wash hand basin, views over rear garden and beyond, extensive loft storage, ideal for conversion, subject to planning permissions.

Outside

Front Garden
Mature tree, shrub and hedge screen to front and side, lawn, side access to rear garden and garage.

Rear Garden
Approximately 90' of mature and secluded garden with lawn, fruit trees, shrubs, paved path and patio, pond, brick built shed, and rear access affording the possibility of parking.

Garage
19' 5" x 9' (5.92m x 2.74m)
Up and over door, door to side.







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welcome to

Lavender Hill, Enfield

- Four Bedrooms
- 90' Rear Garden
- Close Wren & One Degree Academy Schools
- Close Gordon Hill Rail Station
- Two Spacious Reception Rooms
- Chain Free

Tenure: Freehold EPC Rating: G

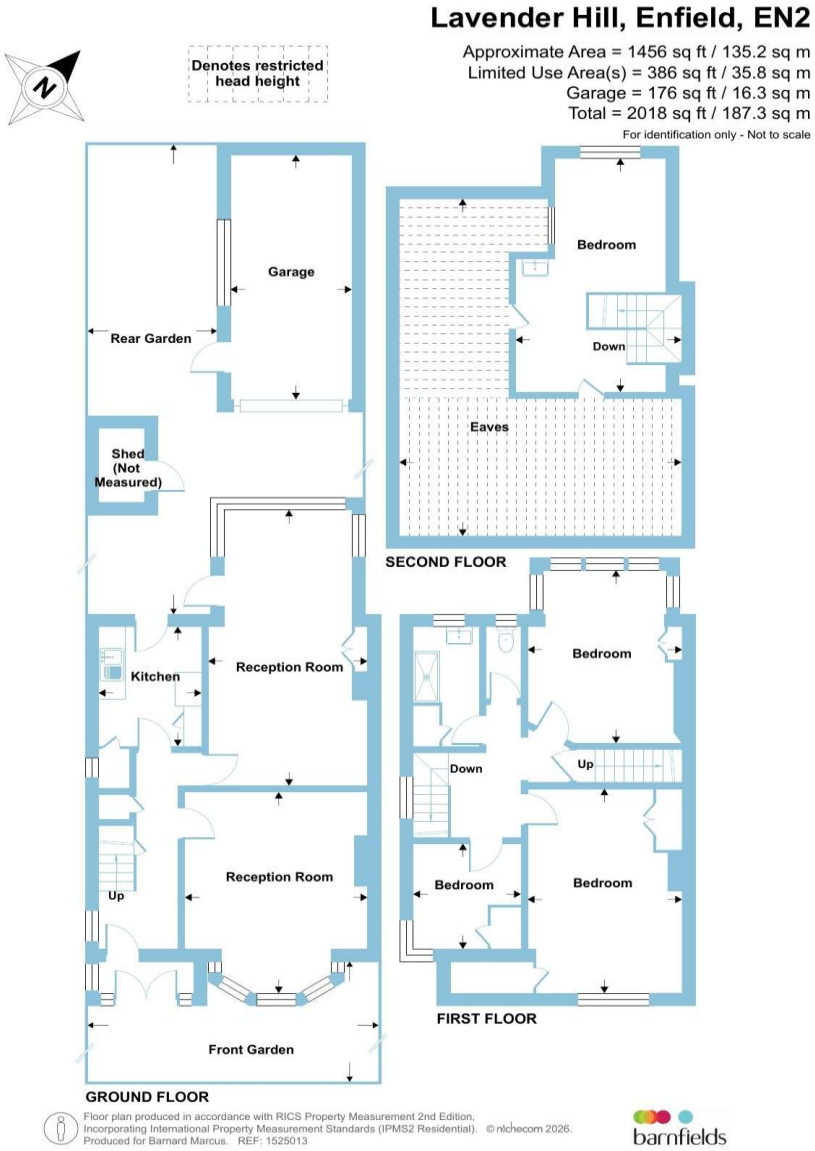
£685,000



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Please note the marker reflects the postcode not the actual property



The Property Ombudsman

Property Ref:
ENF106183 - 0006

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020 8363 3394

info@barnfields.com

1a Windmill Hill, Enfield, Middlesex, EN2 6SE

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