



108 Clive Road, Enfield, EN1 1RF

£500,000





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Lanes Enfield Town are delighted to welcome to the market this EXTENDED THREE BEDROOM MID TERRACE FAMILY HOME situated conveniently for Bush Hill Park Rail Station & Southbury Rail Station, local convenience shops and the A10/M25 road networks. Benefits to the property include; two reception rooms, a spacious kitchen/diner, FIRST FLOOR BATHROOM, ground floor W.C, EAST FACING REAR GARDEN and more. Internal viewing is highly recommended to fully appreciate this property. CALL NOW!



### **Porch**

Dual aspect double glazed windows, tiled floor and door leading to inner hallway.

### **Inner Hallway**

Frosted double glazed window to front aspect, laminate flooring, radiator, under stair storage cupboard, stairs leading to first floor landing, doors leading to reception one, reception two, kitchen and W.C.

### **Reception One** 12'7" x 11'10" (3.84m x 3.61m)

Double glazed window to front aspect, laminate flooring and radiator.

### **Reception Two** 13'8" (max) x 11'7" (4.17m (max) x 3.53m)

Laminate flooring, French patio doors leading to kitchen and radiator.

### **Kitchen** 15'7" x 11'2" (4.75m x 3.40m)

Double glazed window to rear aspect, door leading to rear garden, eye and base level units with worktop work surfaces, freestanding cooker, space for washing machine, dishwasher and fridge/freezer, radiator, tiled floor and part tiled walls.

### **W.C**

Low flush W.C, sink with mixer tap, tiled floor and part tiled walls.

### **First Floor Landing**

Loft access and doors leading to all rooms.

### **Bedroom One**

14'0" (into bay) x 9'5" (4.27m (into bay) x 2.87m)

Double glazed window to front aspect, laminate wood flooring, radiator and fitted wardrobe.

### **Bedroom Two** 11'3" x 11'2" (3.43m x 3.40m)

Double glazed window to rear aspect, radiator and airing cupboard.

### **Bedroom Three** 8'2" x 7'2" (2.49m x 2.18m)

Double glazed window to front aspect and radiator.

### **Bathroom**

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, low flush W.C, pedestal wash hand basin with mixer tap, radiator, tiled floor and walls.

### **Exterior - Front**

Crazy paved, door leading to porch.

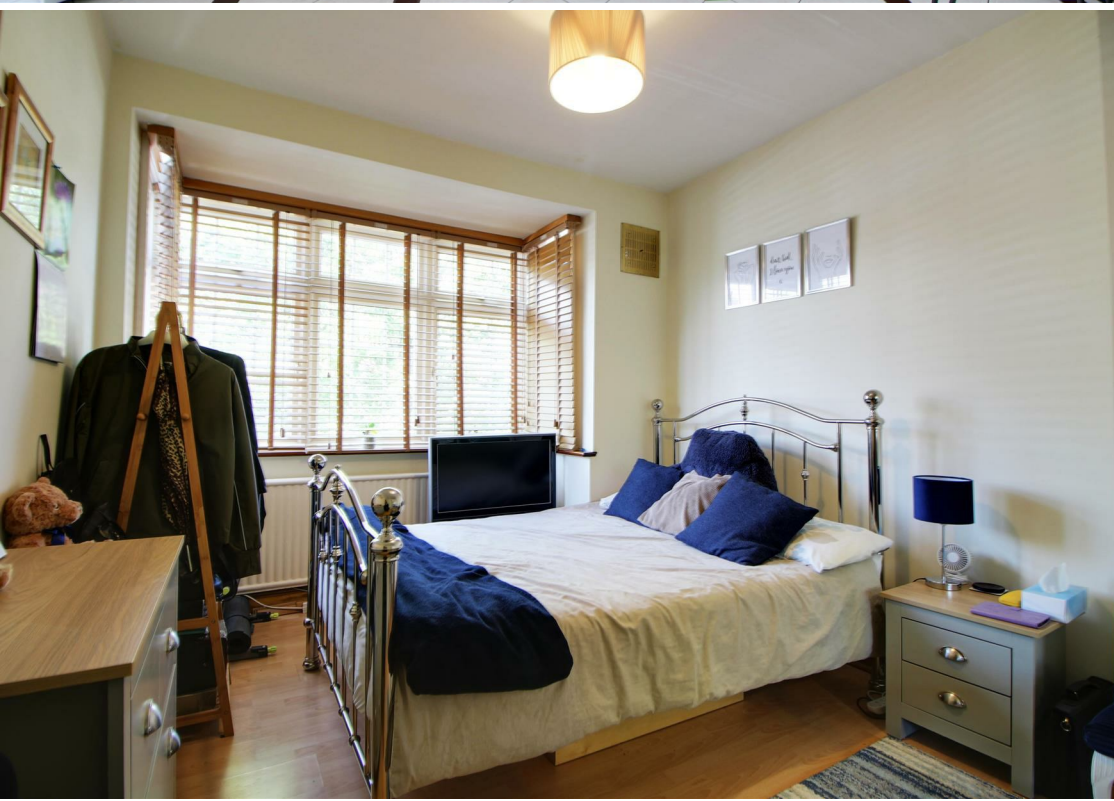
### **Exterior - Rear**

Mainly laid to lawn, paved area at the rear, timber shed flower bed borders with various plants, shrubs, trees and bushes.

### **Lanes Estate Agents Enfield Reference Number**

ET5175/AX/AX/AX/180724



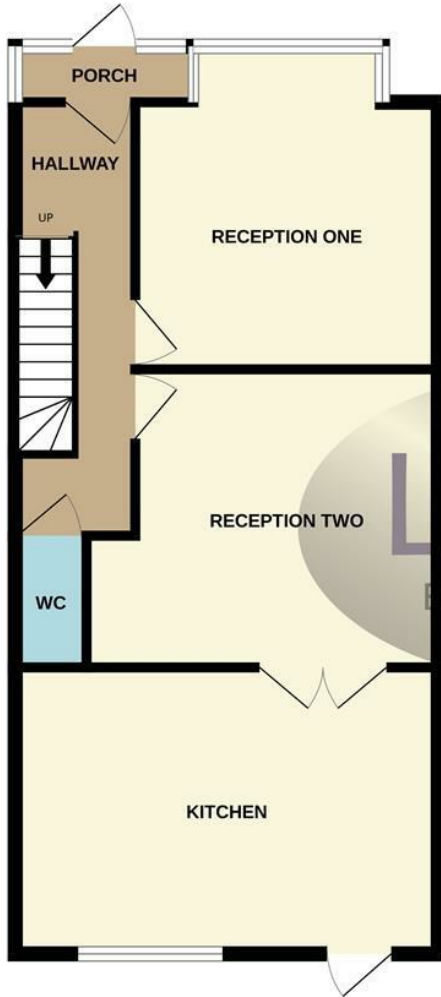








GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



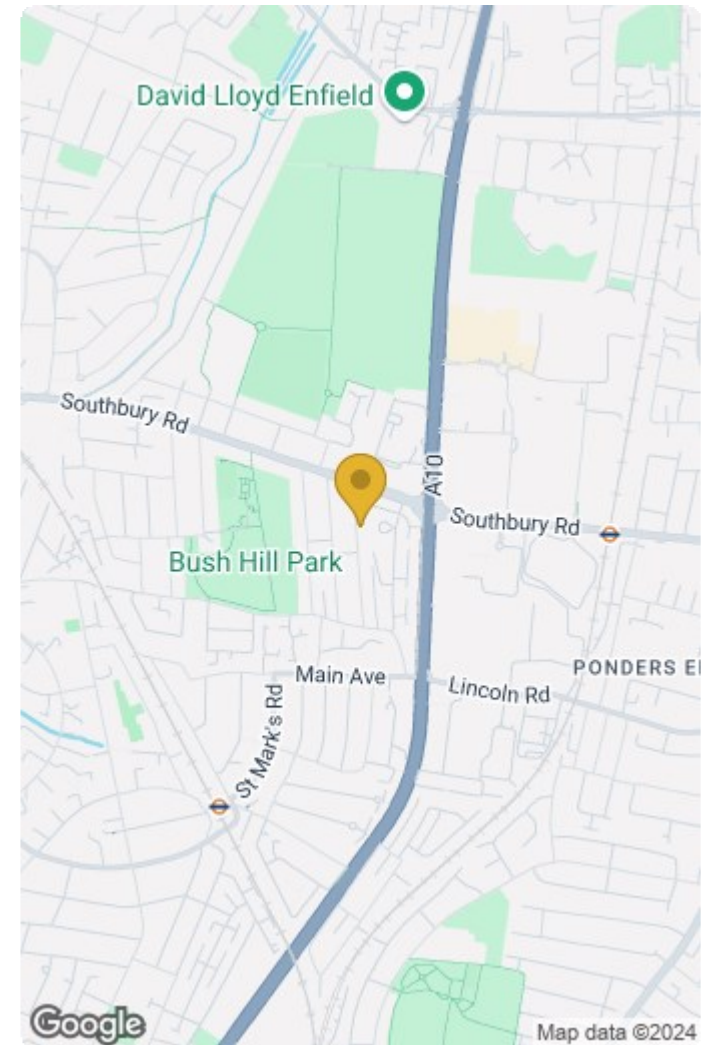
Lanes  
ESTATE AGENT

TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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