



114 Parsonage Lane, Enfield, EN2 0AA
Offers In Excess Of £600,000



Lanes
ESTATE AGENTS

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Lanes Enfield Town are delighted to market Parsonage Lane of Enfield, this charming THREE BEDROOM SEMI-DETACHED HOUSE offers a wonderful opportunity for a new homeowner seeking a comfortable and spacious home within a short walk to Enfield Town Station & Enfield Chase Station. Conveniently located a short stroll away from popular amenities such as shops, restaurants and cafes found on Chase Side and Enfield Town centre, this home offers the perfect blend of comfort and accessibility,

The standout features of this lovely home is the spacious through lounge and conservatory, providing a versatile area for relaxation and entertainment. With a garage and driveway included, you'll have ample space for parking and storage, adding to the practicality of this residence. The potential to extend (STPP), opens up a world of possibilities for customising the property to suit your needs and preferences.

Located in a desirable area known for the great schools such as St Andrew's CE Primary, St George's Primary, Enfield Grammar Secondary & Enfield County Secondary. This property presents an excellent opportunity for families looking to settle down in a vibrant community with educational opportunities for their children.

Don't miss out on the chance to make this semi-detached house your own and enjoy the benefits of a well-designed layout, potential for expansion, and a prime location in Enfield.



Hallway

uPVC doors and window porch to front aspect. Original timber double doors to hallway. Carpet, radiator, stairs to first floor landing, under stairs gas and electric meter cupboard. Doors to Reception One, Reception Two and Kitchen.

Reception One

13'7 x 12'4 (4.14m x 3.76m)

Double glazed bay window to front aspect, carpet, radiator, double doors leading to reception two.

Reception Two

15'3 x 11'1 (4.65m x 3.38m)

Windows to rear aspect, carpet, radiator, door leading to conservatory.

Conservatory

9'3 x 7'1 (2.82m x 2.16m)

Windows to rear aspect, laminate flooring, door leading to garden.

Kitchen

12'10 x 6'7 (3.91m x 2.01m)

Double glazed window to rear aspect, part tiled walls, eye level and base level units with worksurface. Freestanding single gas oven and hob. Sink with mixer tap and drainer. Space for washing machine and fridge/freezer.

First Floor Landing

Frosted double glazed window to side aspect, loft access and doors leading to all rooms.

Bedroom One

13'7" x 11'5" (4.14m x 3.48m)

(into fitted wardrobe) Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Two

11'9" x 11'5" (3.58m x 3.48m)

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

Bedroom Three

8'2" x 6'4" (2.49m x 1.93m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted window to rear aspect, low flush W.C, pedestal wash hand basin with pillar taps, panel enclosed bath with mixer tap and shower attachment, part tiled walls.

Exterior - Front

Garage

16'0" x 9'3" (4.88m x 2.82m)

Up and over door, power and lighting.

Exterior - Rear

Lanes Estate Agents Enfield Reference Number

ET5168/CS/AX/AX/150724





GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.

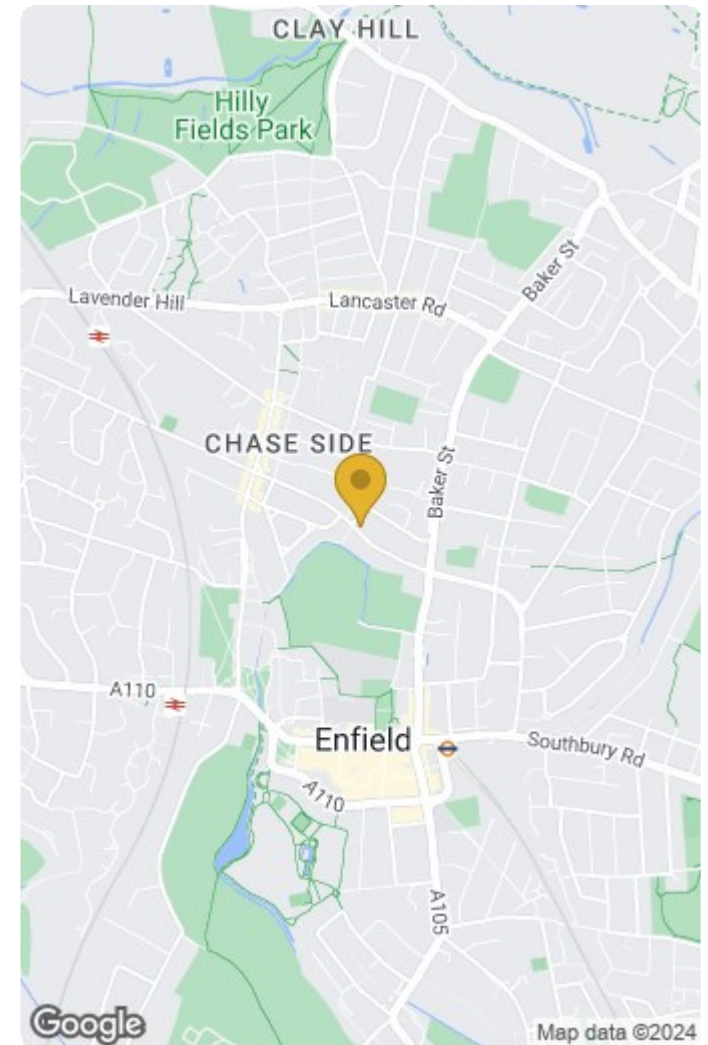


TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

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		87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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