

# Lanes

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**18 Bullsmoor Lane, Enfield, EN3 6TN**

**£500,000**

Lanes Enfield are delighted to welcome to the market this Three Bedroom 'Peter Dean' style halls adjoining semi detached house. This rarely available property offers two reception rooms, ground floor W.C, first floor bathroom, three double bedrooms, off street parking, garage access via a shared driveway and a south facing rear garden.

Located within close proximity to Waltham Cross Shopping Centre with various shops, restaurants and transport links. This property is also situated within easy access to the A10 and M25 Road networks.

Viewing is highly recommended to fully appreciate this rare property. Call now to avoid disappointment.



### Porch

Double glazed patio doors leading to front garden, tiled flooring and patio doors leading to hallway.

### Hallway

Laminate flooring, stairs leading to first floor landing, under stair storage cupboard, radiator and doors leading to lounge, dining room and W.C.

### Lounge

15'1" (into bay) x 13'10" (4.60m into bay) x 4.22m

Double glazed bay window to front aspect, radiator and feature electric fireplace with marble surround.

### Dining Room

13'4" (into bay) x 11'4" (4.06m into bay) x 3.45m

Double glazed window to rear aspect, double glazed patio doors leading to rear garden, radiator and door leading to kitchen.

### Kitchen

11'4" x 6'9" (3.45m x 2.06m)

Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, stainless steel double sink with mixer tap, freestanding cooker with fitted extractor, space for washing machine and fridge/freezer, radiator, tiled floor and walls.

### W.C

Frosted double glazed window to side aspect, low flush W.C, corner sink with pillar taps, laminate flooring and radiator.

### First Floor Landing

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

### Bedroom One

15'1" (into bay) x 13'1" (4.60m into bay) x 3.99m

Double glazed bay window to front aspect, tiled flooring and radiator.

### Bedroom Two

13'4" (into bay) x 11'6" (4.06m into bay) x 3.51m

Double glazed bay window to rear aspect, tiled floor, ceiling fan and radiator.

### Bedroom Three

11'6" x 7'10 (3.51m x 2.39m)

Double glazed window to rear aspect and radiator.

### Bathroom

Frosted double glazed window to front aspect, corner bath with mixer tap and shower attachment, wall mounted electric shower, low flush W.C, vanity sink with pillar taps, radiator, tiled floor and tiled walls.

### Exterior - Front

Brick paved driveway, flower bed border with various shrubs and bushes, gate leading to rear garden and double glazed patio doors leading to porch.

### Exterior - Rear

South facing rear garden, mainly laid to lawn, brick paved area, gate leading to shared drive, flower bed to rear with rockery, water feature, shrubs and bushes, aluminium shed and door leading to garage.

### Garage

19'4" x 9'9" (5.89m x 2.97m)

Up and over garage door, window to rear aspect, door leading to garden, power and lighting.

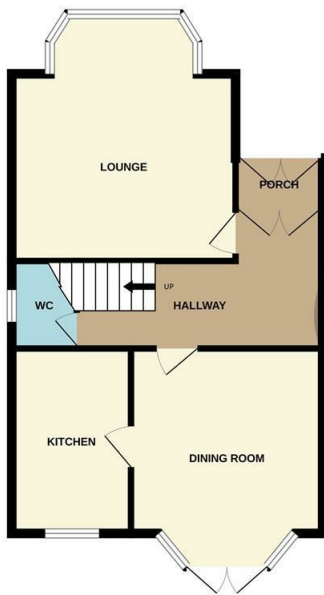
### Lanes Estate Agents Enfield Property Reference

ET5184/AX/AX/050924

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

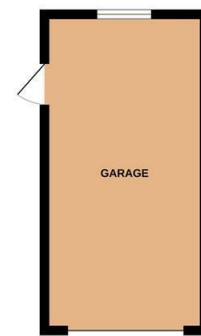
GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.7 sq.m.) approx.



GARAGE  
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 1088sq.ft. (101.1 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 confirm 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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

