



45 Westerham Avenue, London, N9 9BP

£550,000



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Welcome to this charming three-bedroom semi-detached house located on the sought-after Westerham Avenue in London. This property boasts a prime location near the prestigious Latymer School and the convenient A10 Road Network, making it an ideal spot for families and commuters alike.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. The property features three generously sized double bedrooms, offering ample space for a growing family or for those in need of a home office or guest room.

One of the standout features of this property is the potential to extend, allowing you to customise and expand the living space to suit your needs and preferences. Additionally, the off-street parking provides convenience and peace of mind for those with vehicles.

Whether you're looking for a family home in a desirable location or an investment opportunity with room for growth, this semi-detached house on Westerham Avenue offers both comfort and potential. Don't miss out on the chance to make this property your own.



Hallway

Frosted double glazed windows to front aspect, stairs leading to first floor landing, two under stair storage cupboards, laminate wood flooring, radiator, doors leading to lounge and kitchen/diner.

Lounge 14'1" (into bay) x 11'4" (4.29m (into bay) x 3.45m)
Double glazed bay window to front aspect, oak flooring and radiator.

Kitchen/Diner 19'1" (max) x 13'0" (5.82m (max) x 3.96m)
(T-Shape) Two double glazed windows to rear aspect, eye and base level units with roll top work surfaces, one and a half bowl stainless steel sink with mixer tap and drainer unit, fitted electric oven, gas hob and extractor hood, space for washing machine, tumble dryer and fridge/freezer, laminate wood flooring, part tiled walls, radiator, spotlights and door leading to lobby.

Lobby

Laminate wood flooring, storage cupboard, doors leading to rear garden and W.C.

W.C

Frosted double glazed window to rear aspect, laminate wood flooring, vanity sink with mixer tap, low flush W.C, radiator and part tiled walls.

First Floor Landing

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

Bedroom One

14'2" (into bay) x 10'8" (4.32m (into bay) x 3.25m)
Double glazed bay window to front aspect and radiator.

Bedroom Two 13'5" x 8'6" (4.09m x 2.59m)
Double glazed window to rear aspect, laminate wood flooring and radiator.

Bedroom Three 10'3" x 7'1" (3.12m x 2.16m)
Double glazed window to rear aspect, laminate wood flooring, fitted wardrobe and radiator.

Bathroom

Frosted double glazed window to front aspect, panel enclosed bath with wall mounted mixer tap and wall mounted shower, vanity sink with mixer tap, low flush W.C, heated towel rail, spotlights, tiled walls and floor.

Exterior - Front

Crazy paved driveway and shared drive, gate leading to rear garden.

Exterior - Rear

Patio paved throughout, large timber shed with power and lighting, gate leading to shared drive.

Lanes Estate Agents Enfield Reference Number

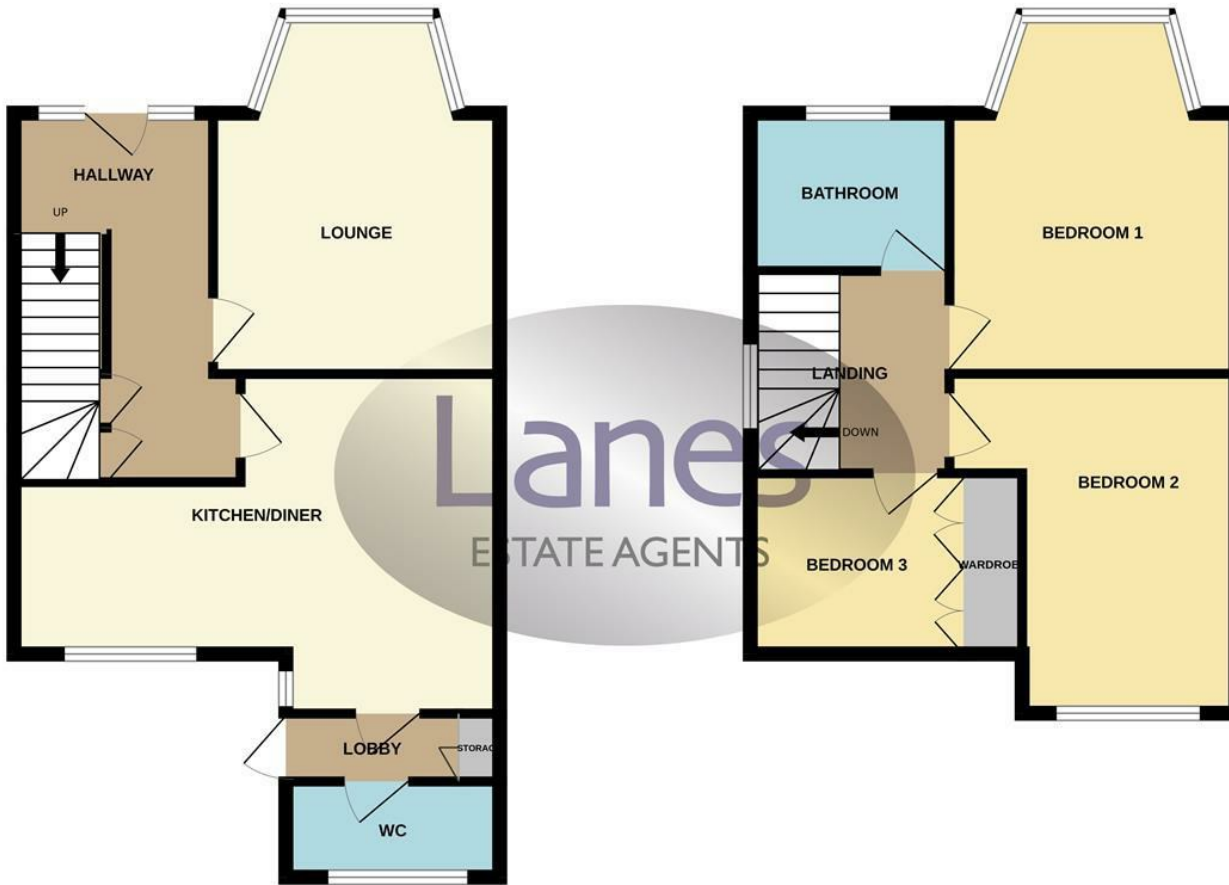
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GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

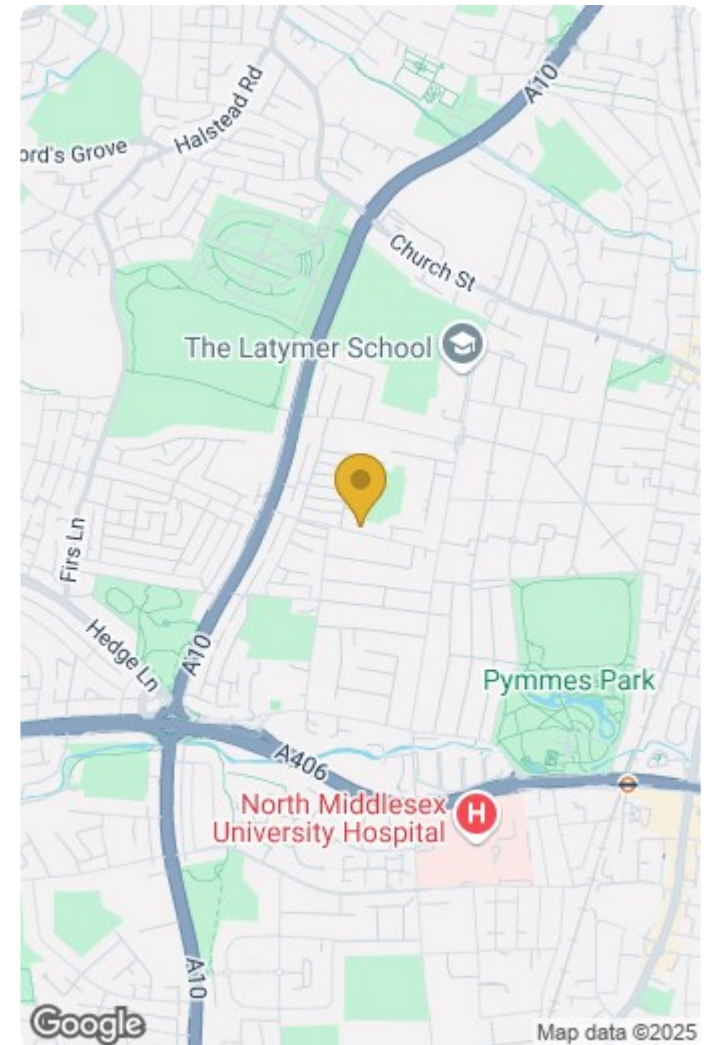


TOTAL FLOOR AREA : 956 sq.ft. (88.9 sq.m.) approx.

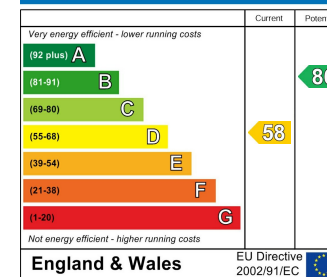
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

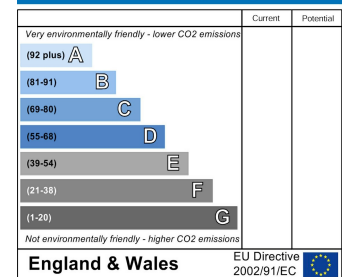
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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