



8 Suffolk Road, Enfield, EN3 4AZ
£475,000



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Welcome to Suffolk Road, Enfield - a great location for this stunning three-bedroom mid-terrace Victorian house. This property is a true gem, boasting immaculate condition throughout.

As you step inside, you'll be greeted by a spacious kitchen/diner opening seamlessly to the conservatory, perfect for hosting family meals or entertaining guests. The separate reception room offers a cosy space to unwind after a long day.

Upstairs, you'll find a luxurious four-piece bathroom suite, ideal for relaxing and unwinding in style. The three bedrooms provide ample space for a growing family or for guests to stay over.

Conveniently located within walking distance to local shops and 'Southbury Road' Train Station, this property offers both comfort and accessibility. Don't miss out on the opportunity to make this beautiful house your new home.



Hallway

Laminate flooring, radiator, under stair storage cupboard, stairs leading to first floor landing and doors leading to lounge and kitchen/diner.

Lounge

11'1" x 11'2" (3.38m x 3.40m)

Double glazed window to front aspect, laminate wood flooring, radiator and feature original cast iron fireplace.

Kitchen/Diner

16'5" x 11'2" (5.00m x 3.40m)

Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, space for freestanding cooker, fitted extractor hood, additional space for washing machine, tumble dryer, slimline dishwasher and fridge/freezer, laminate wood flooring, part tiled walls and access leading to conservatory.

Conservatory

12'0" x 10'2" (3.66m x 3.10m)

Dual aspect double glazed windows, double glazed patio doors leading to rear garden, radiator and laminate wood flooring.

First Floor Landing

Loft access, access to lobby with storage cupboard and doors leading to all rooms.

Bedroom One

11'3" x 8'1" (3.43m x 2.46m)

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

Bedroom Two

11'5" x 8'3" (3.48m x 2.51m)

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

Bedroom Three

8'0" x 7'1" (2.44m x 2.16m)

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

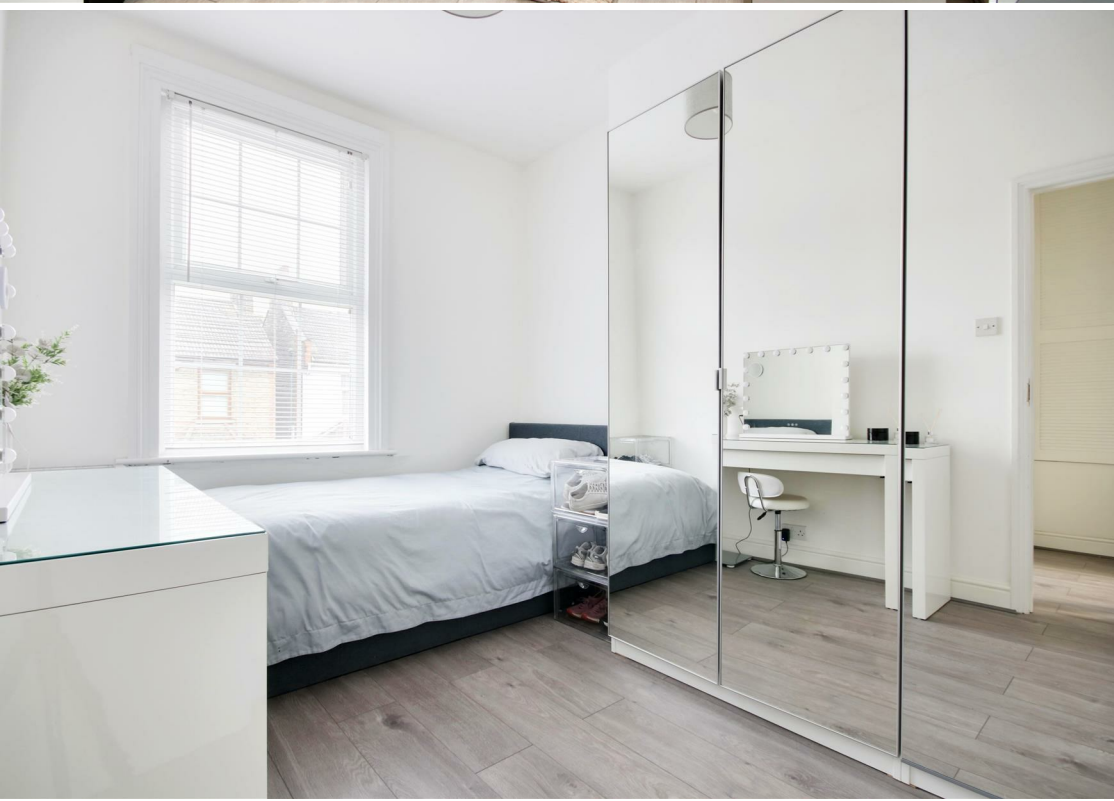
Bathroom

Frosted double glazed window to rear aspect, four piece suite comprising of low flush W.C, panel enclosed bath with mixer tap and shower attachment, separate shower cubicle, vanity sink with mixer tap., heated towel rail, tiled floor and walls.

Exterior - Rear

Mainly patio paved, shingled area, artificial lawn area.

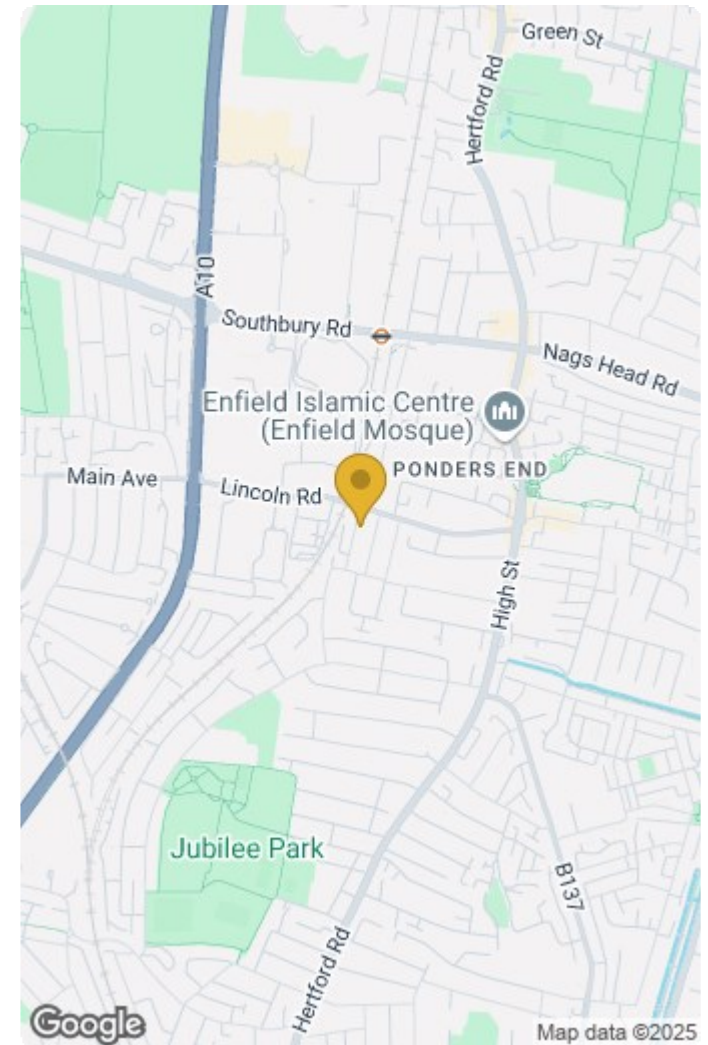
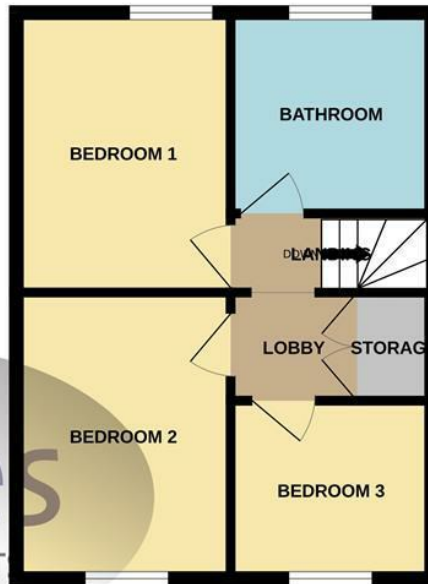
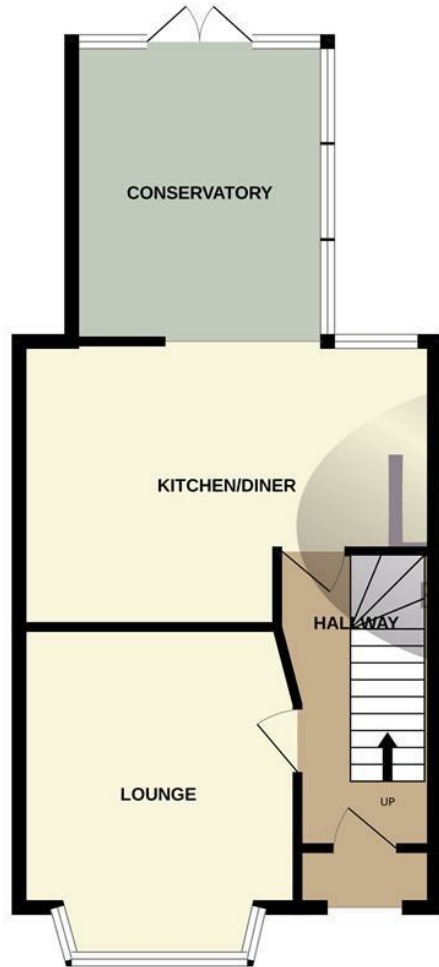
Lanes Estate Agents Enfield Reference Number





GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

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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