



16 Archer Way, Enfield, EN2 8FW

£645,000



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Welcome to this charming end of terraced house located on Archer Way in the desirable area of Enfield. This property boasts a modern design with a NHBC guarantee, ensuring quality and peace of mind for the lucky new owners.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family. The house features three generously sized double bedrooms, offering plenty of space for a growing family or for guests to stay over.

One of the highlights of this property is the convenience of two bathrooms, including an ensuite in the main bedroom, providing privacy and comfort for all residents. Additionally, there is a ground floor W.C for added convenience.

Situated within walking distance to Chase Farm Hospital, this home is ideal for healthcare professionals or those who value easy access to medical facilities. Furthermore, the close proximity to Gordon Hill Station makes commuting a breeze for those working in the city or exploring the surrounding areas.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the possibilities that await you at Archer Way!



Hallway

Laminate wood flooring, stairs leading to first floor landing, doors leading to kitchen, W.C and lounge.

Kitchen 10'2" x 9'3" (3.10m x 2.82m)

Double glazed window to front aspect, eye and base level units with 'Quartz' worktop surfaces and 'Quartz' splashbacks. stainless steel sink with mixer tap, fitted electric oven with gas hob and extractor hood, integrated dishwasher, washing machine and fridge freezer, tiled floor and spotlights.

W.C

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

Lounge 14'4" x 13'8" (4.37m x 4.17m)

Double glazed windows to rear aspect, double glazed patio doors leading to rear garden, laminate wood flooring, two radiators and under stair storage cupboard.

First Floor Landing

Storage cupboard, stairs leading to second floor landing, doors leading to bedrooms two, three and bathroom.

Bedroom Two 14'4" x 11'3" (4.37m x 3.43m)

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

Bedroom Three 14'4" x 7'8" (4.37m x 2.34m)

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

Bathroom

Panel enclosed bath with mixer tap and shower attachment, sink with mixer tap, concealed low flush W.C, spotlights, heated towel rail, tiled walls and floor.

Second Floor Landing

Velux window, airing cupboard, under eaves storage cupboard and door leading to bedroom one.

Bedroom One 13'3" x 10'8" (4.04m x 3.25m)

(Restricted Head Height) Double glazed window to front aspect, laminate flooring, radiator, large storage cupboard, loft access and door leading to ensuite.

Ensuite

Velux window, double shower cubicle, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and walls.

Exterior - Front

Patio paved pathway, flower beds to either side with various shrubs and bushes.

Exterior - Rear

Patio paved area, lawn area, flower beds to either side with various trees, shrubs and plants, brick built shed with power and lighting.

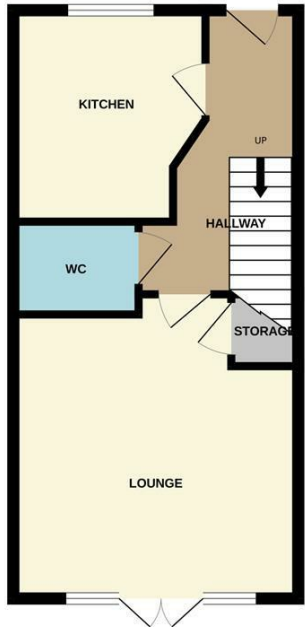
Lanes Estate Agents Enfield Reference Number

ET5208/AX/AX/AX/251124





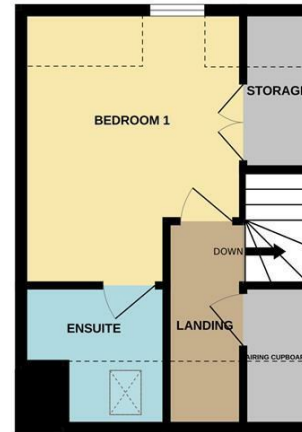
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.

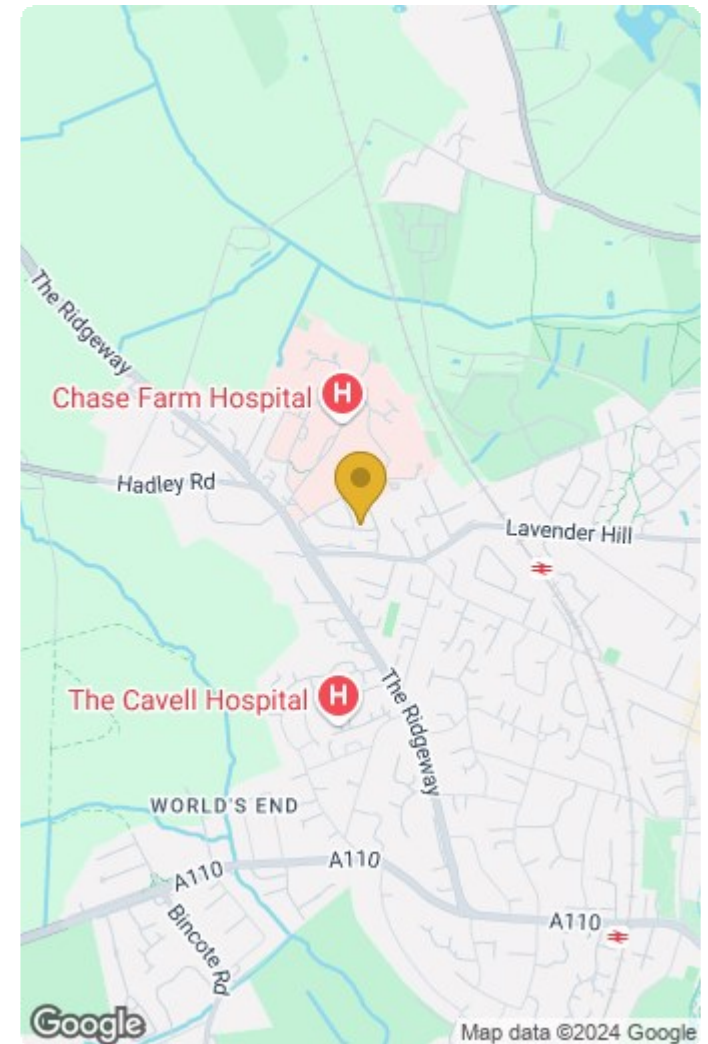


TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

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		94
(81-91) B	84	
(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	

Environmental Impact (CO₂) 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	