



127 Edenbridge Road, Enfield, EN1 2HU

Offers In Excess Of £880,000



## 127 Edenbridge Road, Enfield, EN1 2HU

Lanes Enfield Town are pleased to welcome to market this charming five-bedroom end of terrace house located on Edenbridge Road. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With two bathrooms, there will be no more waiting in line during the morning rush.

One of the highlights of this property is the loft conversion and rear kitchen extension, providing ample space for a growing family or those who love to host gatherings. The modern kitchen/diner with underfloor heating and bathrooms add a touch of luxury to this lovely home, making it move-in ready for you to enjoy.

Convenience is key with off-street parking available for multiple vehicles, ensuring you never have to worry about finding a parking spot. The close proximity to Bush Hill Park Train Station makes commuting a breeze for those working in the city or exploring the surrounding areas.

Don't miss out on the opportunity to own this fantastic property that combines modern amenities with traditional charm. Book a viewing today and envision the possibilities that this delightful home has to offer.



### **Porch**

Dual aspect double glazed windows, wood flooring and door leading to hallway.

### **Hallway**

Wood flooring, radiator, stairs leading to first floor landing, under stair storage cupboard, doors leading to reception room one, reception two and kitchen/diner.

### **Reception One**

14'1" (into bay) x 13'3" (4.29m (into bay) x 4.04m)

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

### **Reception Two**

14'0" x 10'3" (4.27m x 3.12m)

Double glazed sliding doors leading to kitchen/diner, wood flooring, radiator and feature fireplace.

### **Kitchen\Diner** 19'7" x 15'1" (max) (5.97m x 4.60m (max))

Double glazed windows to rear aspect, two sky lights, double glazed patio doors leading to rear garden, eye and base level units with 'Quartz' worktop surfaces, splashbacks and breakfast bar, fitted double oven, electric hob and extractor hood, space for American style double fridge/freezer, integrated dishwasher, stainless steel butler sink with mixer tap, spotlights, tiled floor, door leading to W.C/Utility room and underfloor heating throughout.

### **W.C/Utility Room**

Frosted double glazed window to side aspect, vanity sink with mixer tap, low flush W.C, space for washing machine and tumble dryer, heated towel rail and spotlights.

### **First Floor Landing**

Double glazed window to side aspect, wood flooring, stairs leading to second floor landing, doors leading to bedroom one, bedroom two, bedroom three and shower room.

### **Bedroom One** 13'0" x 11'3" (3.96m x 3.43m)

Double glazed window to front aspect, wood flooring, fitted wardrobes, radiator and spotlights.

### **Bedroom Two** 12'11" x 9'1" (3.94m x 2.77m)

Double glazed window to rear aspect, wood flooring, radiator, spotlights and feature fireplace.

### **Bedroom Three** 11'6" (max) x 8'0" (3.51m (max) x 2.44m)

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

### **Shower Room**

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

### **Second Floor Landing**

Wood flooring, storage cupboard and doors leading to bedroom 4, bedroom 5 and shower room.

### **Bedroom Four** 11'8" x 9'9" (3.56m x 2.97m)

Double glazed window to rear aspect, spotlight, radiator and storage cupboard.

### **Bedroom Five** 15'3" (max) x 11'1" (4.65m (max) x 3.38m)

(Restricted Head Height) Two Velux windows, radiator and eves storage cupboards.

### **Shower Room**

Frosted double glazed window to rear aspect, shower cubicle, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled floor and walls.

### **Exterior - Front**

Paved for off street parking, gate leading to rear garden.

### **Exterior - Rear**

Pergola, part patio paved, rest mainly laid to lawn, flower beds to either side with various plants, shrubs and bushes, two timber sheds and gate leading to front garden.

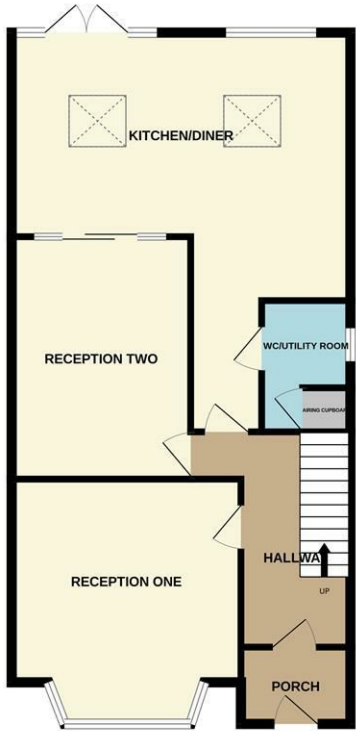
### **Lanes Estate Agents Enfield Reference Number**

ET5204/CS/AX/AX/131124

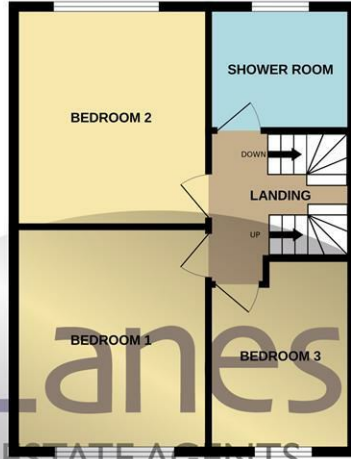




GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.

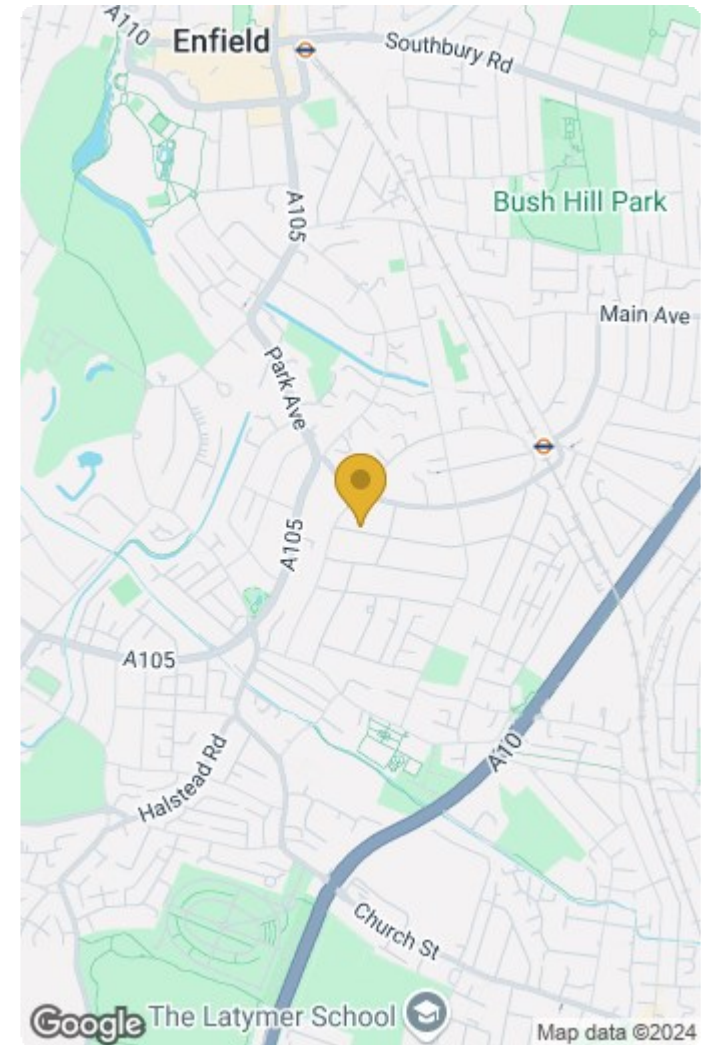


TOTAL FLOOR AREA : 1659 sq.ft. (154.2 sq.m.) approx.

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) <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	69	82

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		

