



53 Holly Walk, Enfield, EN2 6QB  
Offers In Excess Of £700,000

**Lanes**  
ESTATE AGENTS

## 53 Holly Walk, Enfield, EN2 6QB

Lanes Enfield Town are delighted to market 'Holly Cottage', located on Holly Walk in the desirable and serene conservation area of Enfield. This two bedroom two en-suite semi-detached cottage boasts a beautiful character with a unique double storey side extension, creating a truly special living space.

Upon entering, you are greeted by two reception rooms that offer a versatile layout for entertaining or relaxing. The property features two double bedrooms, each with its own en-suite bathroom, providing ultimate comfort and privacy for residents.

The beautiful south-west facing garden is the perfect spot to enjoy a cup of tea in the morning and with the added benefit of a garage to the rear and off-street parking, convenience is at your doorstep.

This property is ideal for those looking for a peaceful retreat in a sought-after conservation area. Don't miss the opportunity to own a piece of Enfield's history with this lovely semi-detached cottage. Sold chain free.



### Hallway

Archway leading to dining room, stairs leading to first floor landing, under stair storage cupboard, doors leading to W.C and utility room.

### Dining Room

14'1" x 8'8" (4.29m x 2.64m)

Spotlights, radiator, door leading to lounge and archway leading to kitchen.

### Lounge

14'1" x 10'3" (4.29m x 3.12m)

Two double glazed sash windows to front aspect, two radiators, feature fireplace with wood and marble surround.

### Kitchen

10'7" x 10'1" (3.23m x 3.07m)

Double glazed window to rear aspect, eye and base level units with roll top worksurface, one and a half bowl sink with mixer tap and drainer unit, fitted oven with gas hob and extractor hood, integrated dishwasher and under the counter fridge and separate freezer, patio doors leading to rear garden, Velux window, tiled floor and part tiled walls.

### W.C

Frosted double glazed window to side aspect, concealed low flush W.C, sink with mixer tap and tiled floor.

### Utility Room

Velux window, tiled floor, space for washing machine and tumble dryer, door leading to rear garden.

### First Floor Landing

Double glazed window to side aspect, loft access, spotlights, airing cupboard and doors leading to all rooms.

### Bedroom One

12'10" x 10'4" (3.91m x 3.15m)

Two double glazed sash windows to front aspect, two radiators, fitted wardrobes and archway leading to dressing area.

### Dressing Area

4'3" x 4'4" (1.30m x 1.32m)

Double glazed sash window to front aspect, fitted wardrobe, vanity sink with mixer tap, door leading to ensuite.

### Ensuite

Panel enclosed bath with mixer tap and shower attachment, bidet, low flush W.C, heated towel rail, Velux window, tiled floor and tiled walls.

### Bedroom Two

9'0" x 8'9" (2.74m x 2.67m)

Double glazed sash window to rear aspect, radiator and door leading to ensuite.

### Ensuite

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

### Exterior - Front

Pattern brick paved, gate leading to rear garden.

### Exterior - Rear

Landscaped, pattern brick paved, scattered raised flowerbeds with various plants, shrubs and bushes. door leading to garage and gate leading to front garden.

### Garage

15'0" x 9'5" (4.57m x 2.87m)

Up and over door, porthole window, power and lighting.

### Lanes Estate Agents Enfield Reference Number

ET5205/CS/AX/AX/221124





53

BOLLY  
COTTAGE

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

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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.  
Made with Metropix ©2024

**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	
		83	62

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

