



27 Faversham Avenue, Enfield, EN1 2BX
Offers In Excess Of £630,000



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Nestled in the charming area of Faversham Avenue, Enfield, this delightful terraced house offers a perfect blend of modern living and classic elegance. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The property provides ample room for relaxation and entertaining, while the high ceilings enhance the sense of space and light throughout the home.

The heart of the house is undoubtedly the spacious kitchen/diner, which is perfect for family meals and gatherings. Additionally, a separate laundry/utility room adds convenience to daily chores, ensuring that the main living areas remain tidy and organised.

One of the standout features of this property is the loft room, which presents a versatile space that can be used as a home office, playroom, or additional bedroom, catering to your individual needs. The house retains many original features, adding character and charm that will appeal to those who appreciate traditional craftsmanship.

For those with vehicles, the property offers parking for two cars, a valuable asset in this sought-after area.

In summary, this terraced house on Faversham Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. With its blend of space, character, and modern amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.



Porch

Tiled floor and door leading to hallway.

Hallway

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

Lounge

15'7" x 12'9" (4.75m x 3.89m)

Window to front aspect, radiator, laminate flooring and open fireplace with tile surround.

Kitchen/Diner

13'8" x 12'1" (4.17m x 3.68m)

Eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, fitted cooker with gas hob and extractor hood, access leading to conservatory.

Conservatory

12'5" x 6'8" (3.78m x 2.03m)

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

Laundry/Utility Room

7'9" 7'8" (2.36m 2.34m)

double glazed window to rear aspect, eye and base level units with worktop surfaces, butler sink with mixer tap, integrated dishwasher, space for washing machine and tumble dryer, spotlights, tiled floor and part tiled walls.

First Floor Landing

Doors leading to all rooms and stairs leading to loft room.

Bedroom One

13'8" (into wardrobe) x 12'4" (4.17m (into wardrobe) x 3.76m)

Bay window to front aspect, laminate flooring, fitted wardrobes, radiator and open style fireplace.

Bedroom Two

13'8" (into wardrobes) x 10'8" (4.17m (into wardrobes) x 3.25m)

Double glazed window to rear aspect, fitted wardrobes, open style fireplace, laminate flooring, radiator and shower cubicle.

Bedroom Three

8'7" (into bay) x 8'0" (2.62m (into bay) x 2.44m)

Bay window to front aspect, laminate flooring and radiator.

Bathroom

Two frosted double glazed windows to rear aspect, freestanding claw foot bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush W.C and radiator.

Loft Room

17'0" x 9'6" (5.18m x 2.90m)

(Restricted head height) Three Velux windows, two under eaves storage cupboards, radiator and storage area to rear.

Exterior - Front

Shingles driveway, flower bed to side and paved pathway leading to porch.

Exterior - Rear

Raised decking area with steps leading to artificial lawn area, pebbled area, flower beds to either side with scattered bushes, shrubs and trees, metal shed and door leading to garage.

Garage

14'9" x 12'2" (4.50m x 3.71m)

Up and over door, power and lighting.

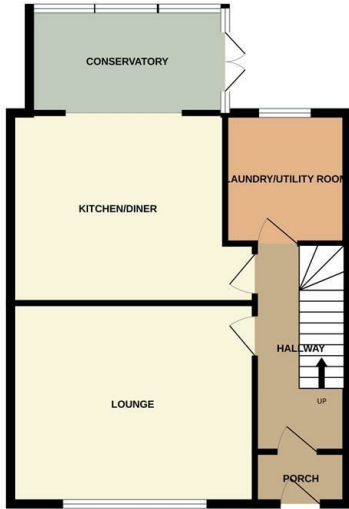
Lanes Estate Agents Enfield Reference Number

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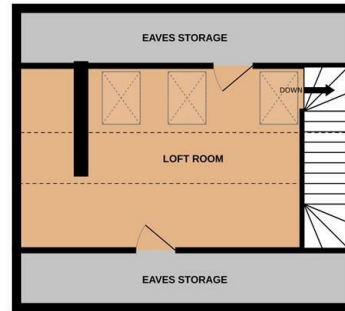
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.

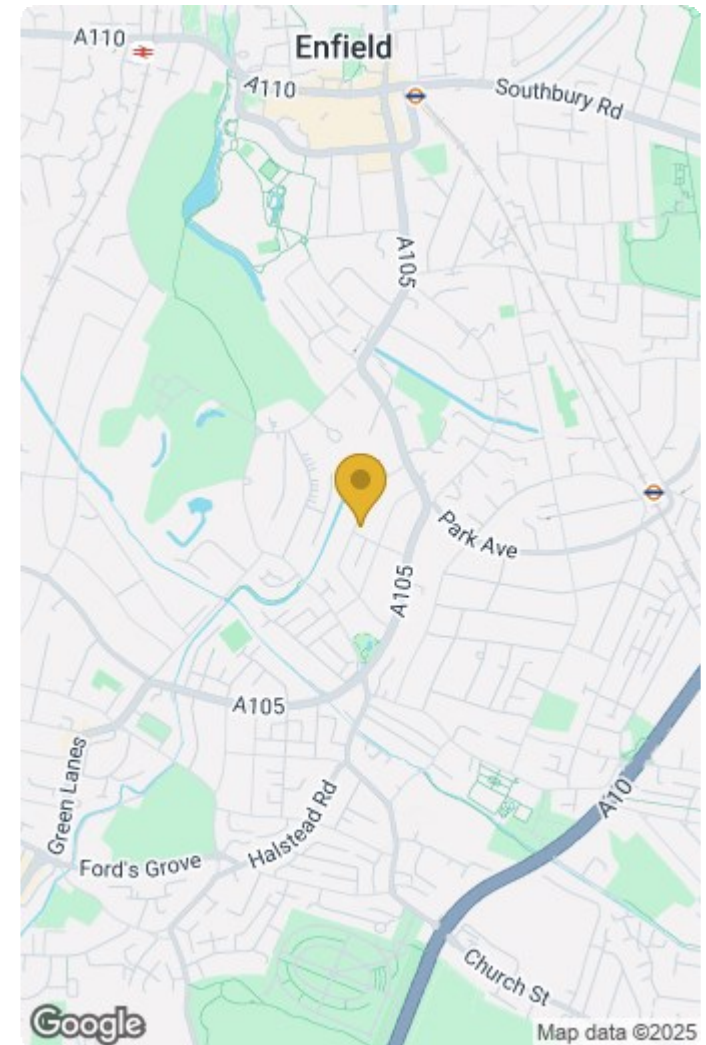


2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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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			
		65	84
England & Wales		EU Directive 2002/91/EC	

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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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.

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