



18 Sandringham Close, Enfield, EN1 3JH
Offers In Excess Of £525,000



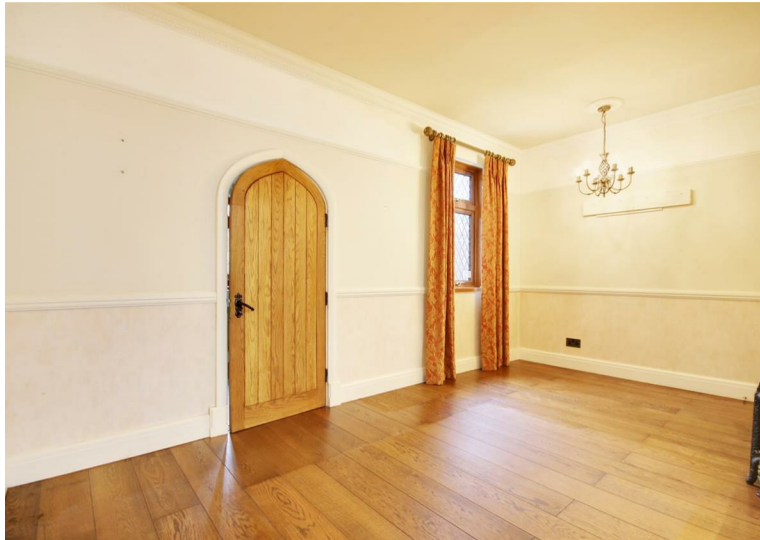
18 Sandringham Close, Enfield, EN1 3JH

Lanes Enfield Town are pleased to market Sandringham Close, nestled in the sought-after Willow Estate, this three-bedroom tunnel-linked terraced house offers character and charm. The property boasts an inviting open-plan lounge that seamlessly flows into an extended kitchen, creating a perfect space for both relaxation and entertaining.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is its prime location. Just a short walk away, you will find Enfield Town Station, providing excellent transport links for commuters. Additionally, a variety of amenities are within easy reach, making daily errands and leisure activities effortlessly accessible.

With its unique features and convenient location, this house is a wonderful opportunity for anyone looking to settle in Enfield. This property is being sold 'Chain Free'.



Hallway

Tiled, radiator, door to Receptions.

Reception One

23'1" x 15'0" narrowing to 12'3" (7.04m x 4.57m narrowing to 3.73m)

(L-Shape) Double glazed bay window to front aspect, laminate flooring, fireplace, radiator, understairs cupboard, door leading to kitchen and double glazed window to rear aspect.

Kitchen

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

Double glazed windows to rear aspect, tiled flooring, granite worktops, fitted single oven electric oven and hob, butler sink with mixer tap, integrated washing machine and fridge under counter, base level and eye level units, spotlights and patio door leading to garden.

First Floor Landing

Doors leading to all rooms and loft access.

Bedroom One

13'0" x 12'2" (into bay) (3.96m x 3.71m (into bay))

Double glazed bay window to front aspect , electric radiator

Bedroom Two

11'9" x 10'2" (3.58m x 3.10m)

Double glazed windows to rear aspect, laminate flooring, radiator

Bedroom Three

10'9" x 6'4" (3.28m x 1.93m)

(L-Shape) Double glazed windows to front aspect, radiator

Bathroom

6'5" x 6'1" (1.96m x 1.85m)

Double glazed frosted windows to rear aspect, freestanding roll top bath with mixer tap and shower attachment, pedestal hand basin with pillar taps, low level closed couple w.c, electric radiator.

Front Garden

Mainly laid to lawn and flower beds.

Rear Garden

Mainly laid to lawn with plant and shrubs borders, tap and side access.

Lanes Estate Agents Enfield Reference Number

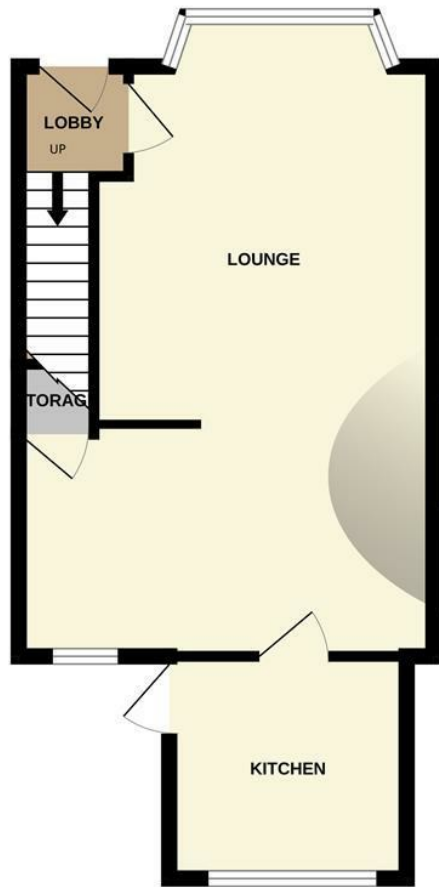
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GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



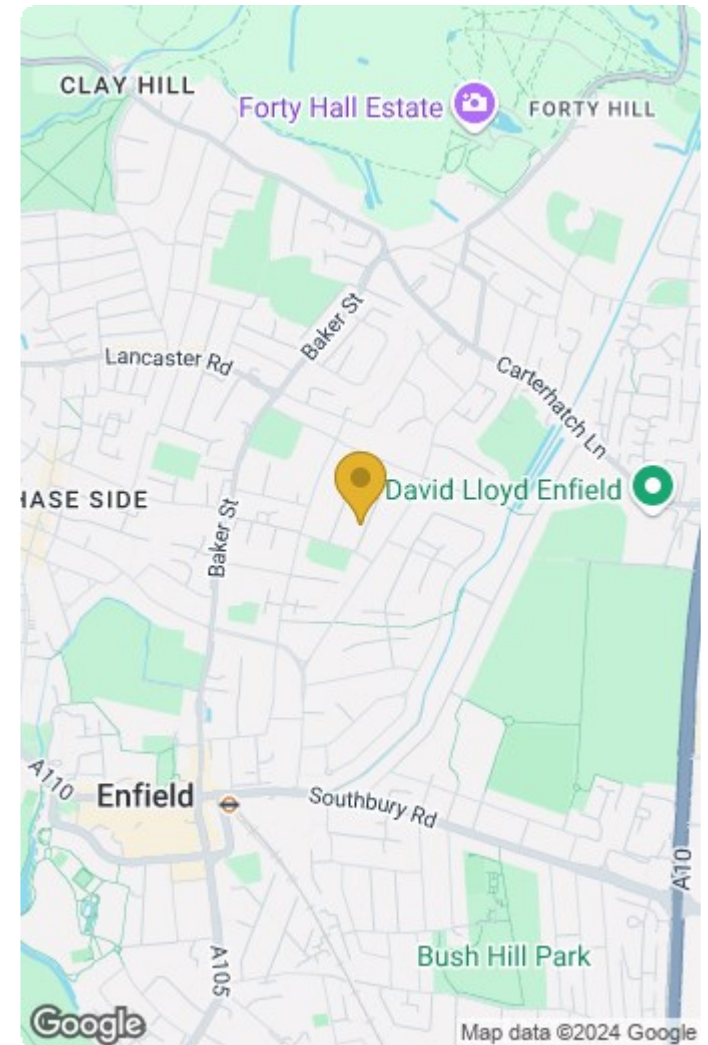
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TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

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	

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	

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