

# Lanes

ESTATE AGENTS

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64 Lytton Avenue, Enfield, EN3 6EN

**£600,000**

Lanes are pleased to present this three/four bedroom end of terrace property which has been extended to the side and rear. The accommodation comprises of a inner hallway, ground floor W.C, lounge/diner, dining area, extended kitchen, ground floor bedroom with ensuite, three first floor bedrooms and a first floor bathroom. The property also benefits from a larger than average rear garden, parking and much more. Call now to view!



**Porch To**

**Hallway**

**Lounge/Diner**

21'10 x 10'5 (6.65m x 3.18m)

**Lobby**

**W.C**

**Dining Area**

10'2 x 7'3 (3.10m x 2.21m)

**Kitchen**

12'8 x 10'4 opening to 25'0 (3.86m x 3.15m opening to 7.62m)

**Bedroom**

9'4 x 16'5 (2.84m x 5.00m)

**En-suite**

**First Floor Landing**

**Bedroom**

11'10 x 10'0 into fitted wardrobe and bay (3.61m x 3.05m into fitted wardrobe and bay)

**Bedroom**

11'6 x 10'1 (3.51m x 3.07m)

**Bedroom**

6'10 x 5'10 (2.08m x 1.78m)

**Bathroom**

**Rear Garden**

**Front Garden**

**Reference**

CH6540/PL/PL/PL/13022025 - Enfield Estate Agents

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	

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	



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
1174.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 confirm 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.

