



24 Bowles Green, Enfield, EN1 4SU
Offers In Excess Of £425,000



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Lanes are delighted to offer this CHAIN FREE THREE BEDROOM END OF TERRACED HOUSE that is located within easy reach of the A10 / M25 as well as being a short distance from Turkey Street overground Station which offers fast links into London Liverpool Street. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Capel Manor and Forty Hill Primary Schools. Local amenities including Capel Manor Gardens and the Forty Hall Estate are nearby. The accommodation comprises lounge, kitchen, three bedrooms, wet room along with a rear garden with side access. In order to avoid disappointment, call to arrange a viewing.



Inner Hallway

Stairs leading to first floor landing, doors leading to lounge and kitchen.

Lounge 13'10" x 13'8" (4.22m x 4.17m)

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

Kitchen 12'10" 8'2" (3.91m 2.49m)

Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, part tiled walls and access to utility room.

Dining Area 8'2" x 6'6" (2.49m x 1.98m)

Double glazed door leading to rear garden and radiator.

First Floor Landing 13'2" x 11'0" (4.01m x 3.35m)

Doors leading to all rooms.

Bedroom One 12'2" x 11'0" (3.71m x 3.35m)

Double glazed window to front aspect and radiator.

Bedroom Two 11'0" x 10'8" (3.35m x 3.25m)

Double glazed window to rear aspect.

Bedroom Three 11'0" x 6'2" (3.35m x 1.88m)

Double glazed window to side aspect.

Wet Room

Frosted double glazed window to side aspect, wall mounted shower, sink with mixer tap and low flush W.C.

Exterior - Front

Lawn area, concrete pathway leading to side access.

Exterior - Rear

Part patio paved, rest laid to lawn, gate leading to front garden.

Lanes Estate Agent Enfield Property Reference

ET5063/PD/AX/PD/050723





GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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.

