



11 Melbourne Way, Enfield, EN1 1XF
Offers In The Region Of £650,000



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****CHAIN FREE**** Lanes is delighted to offer a UNIQUE 4 BEDROOM, 3 BATHROOMS, well-presented property in EN1. This property is one of the biggest plots on the road, also housing a SELF CONTAINED 1 BEDROOM FLAT which currently achieves £950 PCM. It is an extremely spacious SEMI-DETACHED house, with a MEGA driveway large enough to fit up to 8 cars. Tenanted but will be sold vacant. BONUSSES of the property include: being within walking distance to BUSH HILL PARK STATION, having great links to the A10 and being very close to LOCAL AMENITIES.



Entrance hall

Via front door, radiator, stairs to first floor landing, doors to:

Front

Off street parking for multiple cars

Lounge

15'2" x 14'11" (4.62m x 4.55m)

Double glazed window to front aspect, radiator, fireplace feature, picture rail, ceiling rose, carpet.

Reference

ET5055/PD/AX/PB/240423

Office

13'5" x 6'10" (4.09m x 2.08m)

Double glazed window to front aspect, laminate flooring.

Kitchen/Diner

21'1" x 11'9" (6.43m x 3.58m)

Wall and base units with stone worktops, bowl sink drainer with mixer tap, integrated electric hob and oven within island, extractor above, integrated dish washer, space for washing machine, integrated wine cooler, spotlights to ceiling, tiled floor, double glazed opening doors to rear aspect leading to lean to:

Lean To

18'6" x 8'2" (5.64m x 2.49m)

Windows to rear aspect, power and lighting.

Downstairs Bathroom

Enclosed bath with mixer tap, heated towel rail, vanity unit with mixer tap, low level w/c, spotlights to ceiling, tiled walls, tiled floor.

First Floor landing

Carpet, doors to:

Bedroom One

13'5" x 10'9" (4.09m x 3.28m)

Double glazed window to side and rear aspect, radiator, shower room with mixer tap and shower attachment, dressing area, carpet.

Bedroom Two

11'9" x 11'11" (3.58m x 3.63m)

Double glazed bay window to front aspect, radiator, dado rail, spotlights to ceiling, laminate flooring.

Bedroom Three

12'3" x 6'9" (3.73m x 2.06m)

Double glazed window to side aspect, carpet.

W/C

Low level w/c, vanity unit with mixer tap.

Annex

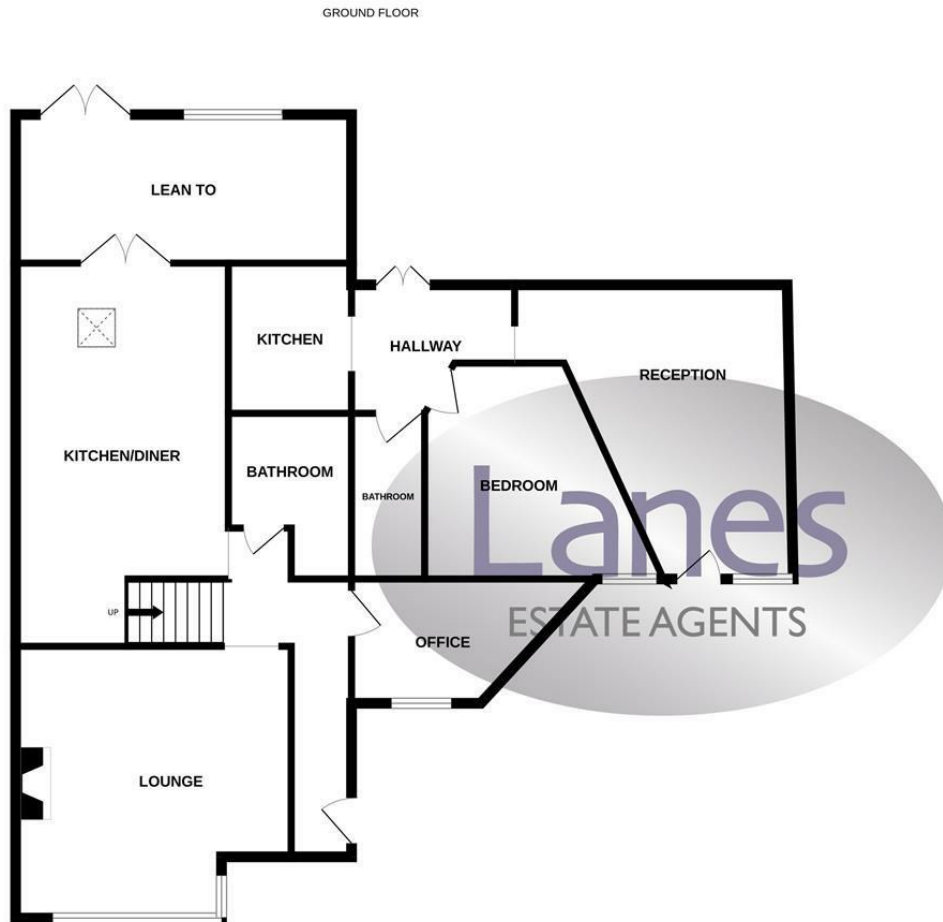
Self contained

Rear Garden

Laid to lawn.



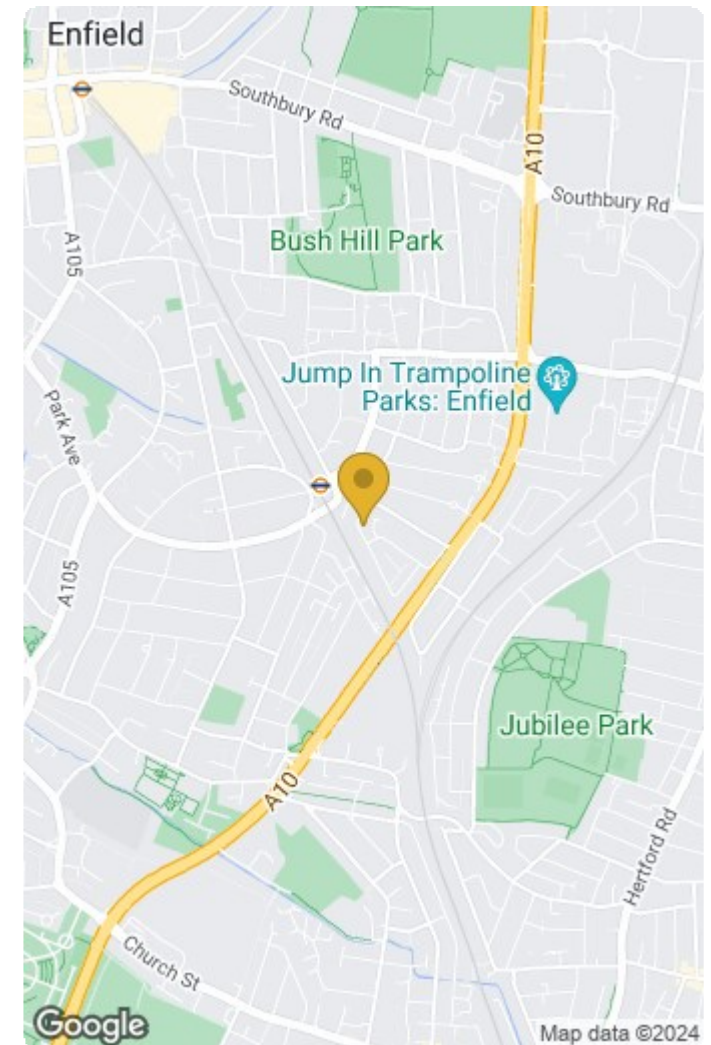




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		Class	Band
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 (CO ₂) Rating		Class	Band
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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