



32 Connaught Avenue, Enfield, EN1 3BG

£575,000



## 32 Connaught Avenue, Enfield, EN1 3BG

Lanes are pleased to present this Four bedroom tunnel linked property located on the popular 'Willow Estate'. The property has many benefits to include extended kitchen, two reception rooms, first floor bathroom, loft conversion with an additional ensuite, office outbuilding, off street parking and more. This property has the added incentive of being sold with no onward chain. Call now to avoid disappointment.



### **Porch**

Double glazed windows to front aspect, tiled floor and door leading to inner hallway.

### **Inner Hallway**

Frosted window to front aspect, laminate wood flooring, stairs leading to first floor landing, under stair storage cupboard, radiator, doors leading to lounge and dining room.

### **Lounge** 12'3" (into bay) x 11'1" (3.73m (into bay) x 3.38m)

Double glazed window to front aspect, laminate wood flooring, two radiators, laminate wood flooring and patio doors leading to dining room.

### **Dining Room** 16'8" x 9'3" (5.08m x 2.82m)

Laminate wood flooring, two radiators and access leading to kitchen.

### **Kitchen** 12'5" x 8'1" (3.78m x 2.46m)

Double glazed window to rear aspect, double glazed door leading to rear garden, skylight, eye and base level units with roll top work surfaces, breakfast bar, freestanding range style cooker with fitted extractor hood, space for fridge/freezer, stainless steel one and a half bowl sink with mixer tap and drainer unit, spotlights, tiled floor and part tiled walls.

### **First Floor Landing**

Stairs leading to second floor landing and doors leading to all rooms.

### **Bedroom Two** 12'7" x 10'6" (3.84m x 3.20m)

Double glazed window to front aspect and radiator.

### **Bedroom Three** 10'6" x 9'8" (3.20m x 2.95m)

Double glazed window to rear aspect and radiator.

### **Bedroom Four** 6'4" x 6'2" (1.93m x 1.88m)

Double glazed window to front aspect and radiator.

### **Bathroom**

Frosted double glazed window to rear aspect, tile enclosed bath with mixer tap and wall mounted shower, low flush W.C, pedestal wash hand basin with mixer tap, heated towel rail, spotlights, tiled floor and walls.

### **Second Floor Landing**

Velux window and door leading to bedroom one.

### **Bedroom One** 15'3" x 14'8" (max) (4.65m x 4.47m (max))

(Restricted Head Height) Two Velux windows, double glazed window to rear aspect, spotlights, radiator, under eaves storage and door leading to ensuite.

### **Ensuite Shower Room**

Frosted double glazed window to rear aspect, walk in double shower cubicle, vanity sink with pillar taps, low flush W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

### **Exterior - Front**

Patio paved driveway and tunnel access leading to rear garden.

### **Exterior - Rear**

Mainly laid to lawn, part crazy paved and doors leading to brick built outbuilding/office and shed.

### **Office/Outbuilding** 11'7" x 8'2" (3.53m x 2.49m)

Double glazed window, laminate wood flooring, skylight, power and lighting.

### **Shed** 8'2" x 4'0" (2.49m x 1.22m)

Lighting.

### **Lanes Estate Agent Enfield Reference**

ET5117/AX/AX/AX/071223





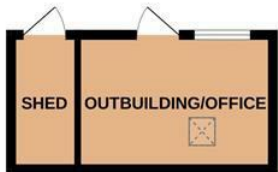
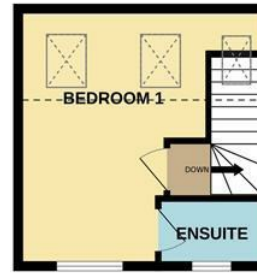
GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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		Class	Score
Very energy efficient	Lower running costs	A	85
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
Not energy efficient	Higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Class	Score
Very environmentally friendly	Lower CO <sub>2</sub> emissions	A	
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
(1-20)			
Not environmentally friendly	Higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

