



141 Lancaster Road, London, EN2 0JN

Offers In Excess Of £450,000



141 Lancaster Road, Enfield, EN2 0JN

Located within close proximity to Gordon Hill Train Station is this Three bedroom mid terrace 'Victorian' style house. The property is situated within a stones throw to local shops and has many benefits to include two reception rooms, extended 17ft kitchen, first floor bathroom and more. This property has the added incentive of being sold with no onward chain. Keys Held. Call Now.



Inner Hallway

Frosted double glazed window to front aspect, stairs leading to first floor landing, doors leading to reception one, reception two and kitchen.

Reception One 12'11" x 11'0" (3.94m x 3.35m)

Double glazed window to front aspect, radiator, feature electric fireplace with wooden surround and archway leading to reception two.

Reception Two 10'5" x 9'9" (3.18m x 2.97m)

Double glazed window to rear aspect and radiator.

Kitchen 17'10" x 9'0" (5.44m x 2.74m)

Dual aspect double glazed windows, eye and base level units with roll top worksurfaces, stainless steel one and a half bowl sink with mixer tap and drainer unit, integrated dish washer, space for washing machine, tumble dryer and fridge/freezer, fitted oven, electric hob and extractor hood, part tiled walls, spotlights, under stair storage cupboard, radiator and double glazed door leading to rear garden.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One 10'0" x 9'8" (3.05m x 2.95m)

Double glazed window to rear aspect, radiator and fitted wardrobes.

Bedroom Two 10'11" x 8'7" (3.33m x 2.62m)

Double glazed window to front aspect and radiator.

Bedroom Three 10'4" x 9'0" (3.15m x 2.74m)

Double glazed window to rear aspect and radiator.

Bathroom

Frosted double glazed window to front aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps. low flush W.C, spotlights, heated towel rail and part tiled walls.

Exterior - Front

Part paved rest shingled.

Exterior - Rear

Patio paved.

Lanes Estate Agents Enfield Reference

ET5145/AX/AX/AX/260324





GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.

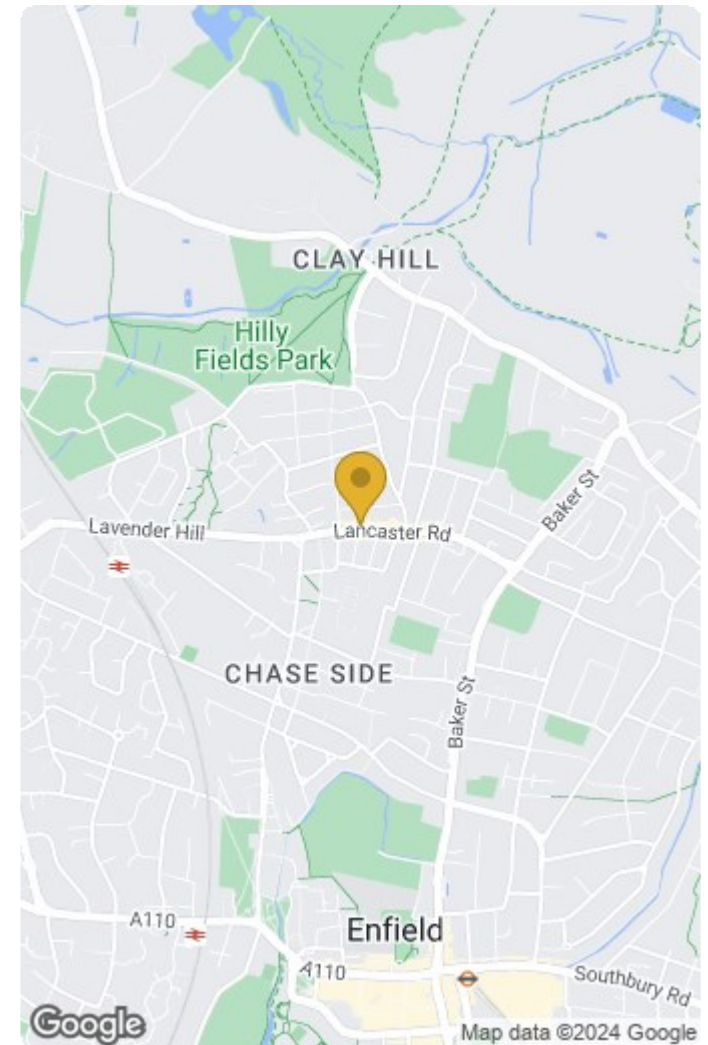


TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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	(92 plus)	A	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Score
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

