



37 Village Road, Enfield, EN1 2ET

Offers In Excess Of £1,100,000



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Lanes Estate Agents are pleased to present to the market this BEAUTIFULLY PRESENTED and SPACIOUS Four Bedroom SEMI DETACHED family Home situated in Bush Hill Park within walking distance of local shops/schools and Bush Hill Park Station.

Benefits include Two Large Reception Rooms and a Conservatory, large Kitchen/Diner, Utility Room, Ground Floor WC, First Floor Bathroom and separate Shower Room, Off Street Parking for multiple vehicles and a Double Garage.

Viewing is highly recommended to fully appreciate this property.

****PLANNING PERMISSION GRANTED - Conversion of single family dwelling house into 3 self-contained flats involving 2-storey side and rear, part single storey rear extension****



Hallway

Frosted window to front aspect, frosted stained glass to side aspect, radiator, stairs leading to first floor landing, under stairs storage cupboard, doors leading to lounge, dining room, kitchen and W.C.

Lounge 16'5" (into bay) x 15'7" (5.00m (into bay) x 4.75m)

Double glazed bay window to front aspect, feature fireplace with surround and radiator.

Dining Room 16'3" x 11'8" (4.95m x 3.56m)

Windows to rear aspect, patio doors leading to conservatory, radiator and feature fireplace.

Conservatory 11'8" x 11'5" (3.56m x 3.48m)

Double glazed windows to rear aspect, double glazed patio doors leading to rear garden.

Kitchen/Diner 14'8" x 10'4" (4.47m x 3.15m)

Two windows to side aspect, eye and base level units with roll top worktop surfaces, fitted oven and hob, stainless steel sink with mixer tap and drainer unit, tiled walls, radiator and sliding door leading to utility room.

Utility Room 10'3" x 5'2" (3.12m x 1.57m)

Double glazed window to rear aspect, door leading to rear garden, stainless steel butler sink with pillar taps, tiled walls, space for fridge, freezer, washing machine and tumble dryer.

First Floor Landing

Frosted stained glass window to side aspect, loft access and doors leading to all rooms.

Bedroom One

14'8" (into fitted wardrobes) x 11'5" (4.47m (into fitted wardrobes) x 3.48m)

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

Bedroom Two

15'9" x 11'9" (into fitted wardrobes) (4.80m x 3.58m (into fitted wardrobes))

Double glazed window to rear aspect, radiator, sink with pillar taps and fitted wardrobes.

Bedroom Three 14'0" x 10'3" (4.27m x 3.12m)

Double glazed window to rear aspect, radiator, sink with pillar taps and fitted wardrobes.

Bedroom Four 9'4" x 7'6" (2.84m x 2.29m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted window to side aspect, tile enclosed bath with mixer tap, sink with pillar taps, low level W.C, radiator and tiled walls.

Shower Room

Frosted window to side aspect, tiled walls, walk in shower cubicle and radiator.

Exterior - Front

pattern brick paved driveway for multiple vehicles, lawn area, double garage, shrub and hedge borders.

Double Garage 16'2" x 15'11" (4.93m x 4.85m)

Window to rear aspect and door leading to rear garden.

Exterior - Rear

Mainly paved to lawn, patio area, timber shed, greenhouse, scattered trees, shrub and hedge border.

Lanes Estate Agents Enfield Reference

ET5114/AX/AX/AX/171123





GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR
810 sq.ft. (75.2 sq.m.) approx.

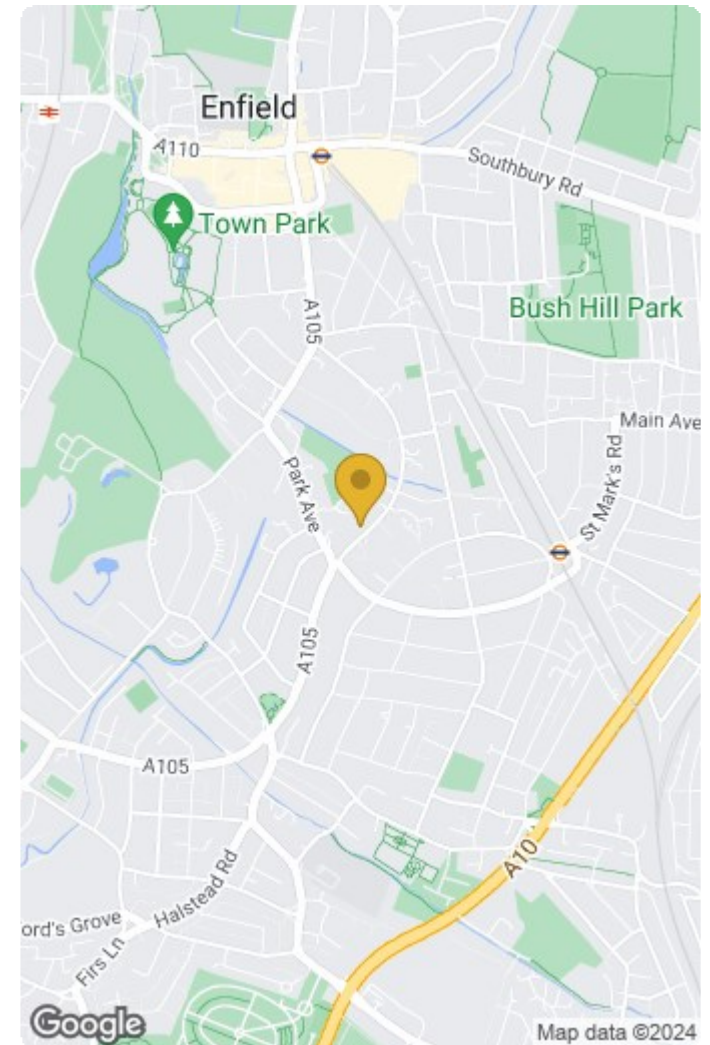


TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) approx.

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	Band
Very energy efficient	Lower running costs	A	80
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(1-20)	Higher running costs	G	
Not energy efficient		Higher running costs	32
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Band
Very environmentally friendly	Lower CO ₂ emissions	A	80
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
Not environmentally friendly		Higher CO ₂ emissions	32
England & Wales		EU Directive 2002/91/EC	

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