



9 Apple Grove, Enfield, EN1 3DA

£625,000



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Lanes Enfield Town are pleased to market this charming three bedroom semi-detached house from the 1930s, a true gem waiting to be discovered. Situated in the sought-after picturesque 'Willow Estate', this property boasts a prime location within the catchment area of esteemed schools like George Spicer Primary, making it an ideal home for families. Conveniently located just a 5-minute walk to Enfield Town Station and Enfield Town Centre where you'll find an array of shops and restaurants.

The house is naturally bright and airy from the bay windows and through lounge. The well-maintained interior reflects the care and attention to detail given to this home, making it a delightful space to live in. Parking is a breeze with space for two cars, a coveted feature in this bustling neighbourhood. Additionally, the property offers the exciting potential to extend, providing an opportunity to tailor the space to your specific needs and desires (subject to planning permission).

Offered chain-free, don't miss out on the chance to make this beautiful 1930s style house your own and create lasting memories.



Porch

Frosted windows to front aspect and door leading to hallway.

Hallway

Frosted double glazed window to side aspect, laminate flooring, radiator, stairs leading to first floor landing, under stairs storage cupboard, doors leading to lounge, dining room, kitchen and W.C.

Lounge 13'1" (into bay) x 12'3" (3.99m (into bay) x 3.73m)

Double glazed window to front aspect, two radiators and access leading to dining room.

Dining Room 12'2" x 10'7" (3.71m x 3.23m)

Double glazed patio doors leading to rear garden, laminate flooring and two radiators.

Kitchen 11'10" x 7'3" (3.61m x 2.21m)

Dual aspect double glazed windows, double glazed door leading to rear garden, eye and base level units with roll top work surfaces, fitted oven and hob, one and a half bowl sink with mixer tap and drainer unit, spotlights, space for washing machine and fridge/freezer, part tiled walls.

W.C

Frosted double glazed window to side aspect, corner sink with mixer tap, low flush W.C and radiator.

First Floor Landing

Frosted double glazed window to side aspect, loft access and doors leading to all rooms.

Bedroom One

13'5" (into bay) x 11'2" (4.09m (into bay) x 3.40m)

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

Bedroom Two 12'2" x 11'5" (3.71m x 3.48m)

Double glazed window to rear aspect, laminate flooring and radiator.

Bedroom Three 7'4" x 6'7" (2.24m x 2.01m)

Double glazed window to front aspect.

Shower Room

Frosted double glazed window to rear aspect, pedestal wash hand basin with pillar taps,, walk in shower cubicle, low flush W.C, airing cupboard, radiator and part tiled walls.

Exterior - Front

Pattern brick paved driveway and shared driveway, gate leading to rear garden.

Exterior - Rear

Mainly patio paved, shingled areas, raised scattered flower beds, timber shed, gate leading to shared driveway.

Lanes Estate Agents Enfield Reference Number

ET5203/CS/AX/AX/121124





GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



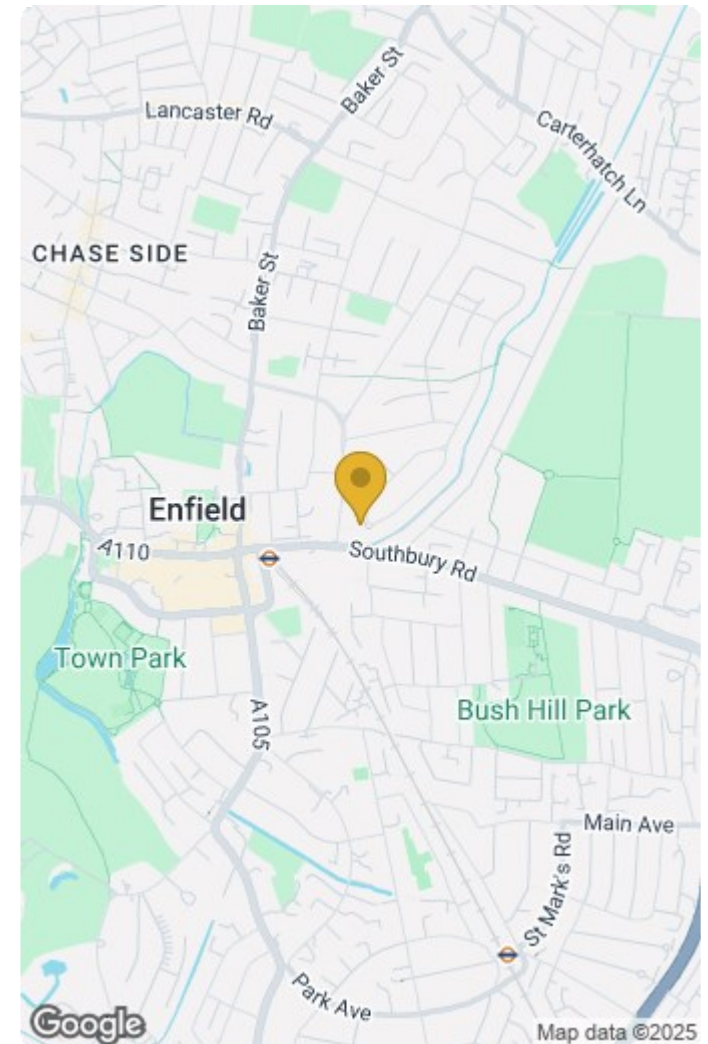
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TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			86
(69-80) C			
(55-68) D			60
(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		Current	Potential
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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