



13 The Glen, Enfield, EN2 7BZ

£825,000



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Nestled in the desirable area of The Glen, Enfield, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, a delightful conservatory, this home is ideal for both relaxation and entertaining. The ground floor features a convenient W.C., while the first floor boasts a well-appointed family bathroom, ensuring ample facilities for family living.

The property is complemented by off-street parking for two vehicles and an integral garage, providing both security and ease of access. The large, mature east-facing garden is a true highlight, featuring a patio area and a raised terrace, perfect for enjoying sunny mornings or hosting gatherings with friends and family.

Situated in a sought-after location, this home is within close proximity to Enfield Golf Club, making it a great choice for golf enthusiasts. Additionally, Enfield Chase Train Station is nearby, offering excellent transport links for commuters.

One of the standout features of this home is its potential for extension, subject to planning permission. This offers the new owners the exciting opportunity to personalise and expand the property to suit their needs, whether that be adding extra living space or enhancing the existing layout.



Porch

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

Hallway

Laminate flooring, radiator, storage cupboard, stairs leading to first floor landing, doors leading to lounge, dining room, kitchen, W.C and garage.

Dining Room 11'11" x 10'10" (3.63m x 3.30m)

Double glazed window to front aspect and radiator.

Lounge 14'6" x 13'2" (4.42m x 4.01m)

Double glazed window to rear aspect, two radiators, feature gas fireplace with marble surround, double glazed patio doors leading to conservatory.

Kitchen

Double glazed window to rear aspect, eye and base level units with wooden worktop surfaces, fitted 'Bosh' oven, microwave and induction hob with extractor hood, stainless steel one and a half bowl sink with mixer tap and drainer unit, integrated dishwasher and slimline wine cooler, radiator, spotlights and frosted double glazed door leading to rear garden.

W.C

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

Conservatory 12'10" x 11'2" (3.91m x 3.40m)

Multi aspect double glazed windows, ceiling fan and double glazed patio doors leading to rear garden.

Integral Garage 16'0" x 8'0" (4.88m x 2.44m)

Frosted window to side aspect, up and over door, plumbing for washing machine, water softener, power and lighting.

First Floor Landing

Double glazed window to side aspect, loft access, airing cupboard and doors leading to all rooms.

Bedroom One 14'4" x 12'2" (4.39m x 3.71m)

Double glazed window to rear aspect, laminate flooring, fitted wardrobes, radiator and vanity unit with mixer tap.

Bedroom Two 12'4" x 11'0" (3.76m x 3.35m)

Double glazed window to front aspect, laminate flooring, radiator and vanity unit with mixer tap.

Bedroom Three 11'11" x 10'11" (3.63m x 3.33m)

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

Bathroom

Two frosted double glazed windows to rear aspect, panel enclosed bath with mixer tap, shower cubicle, low flush W.C, sink with mixer tap, spotlights and part tiled walls.

Exterior - Front

Pattern brick paved driveway, up and over door leading to integral garage and gate to side leading to rear garden.

Exterior - Rear

Large east facing mature rear garden, part patio paved, rest laid to lawn, flower beds to either side with various bushes, shrubs and plants, raised terrace area to rear, three oak trees, two timber sheds and gate to side leading to front garden.

Lanes Estate Agents Enfield Reference Number

ET5244/AX/AX/AX/230425







Floor 0



Floor 1

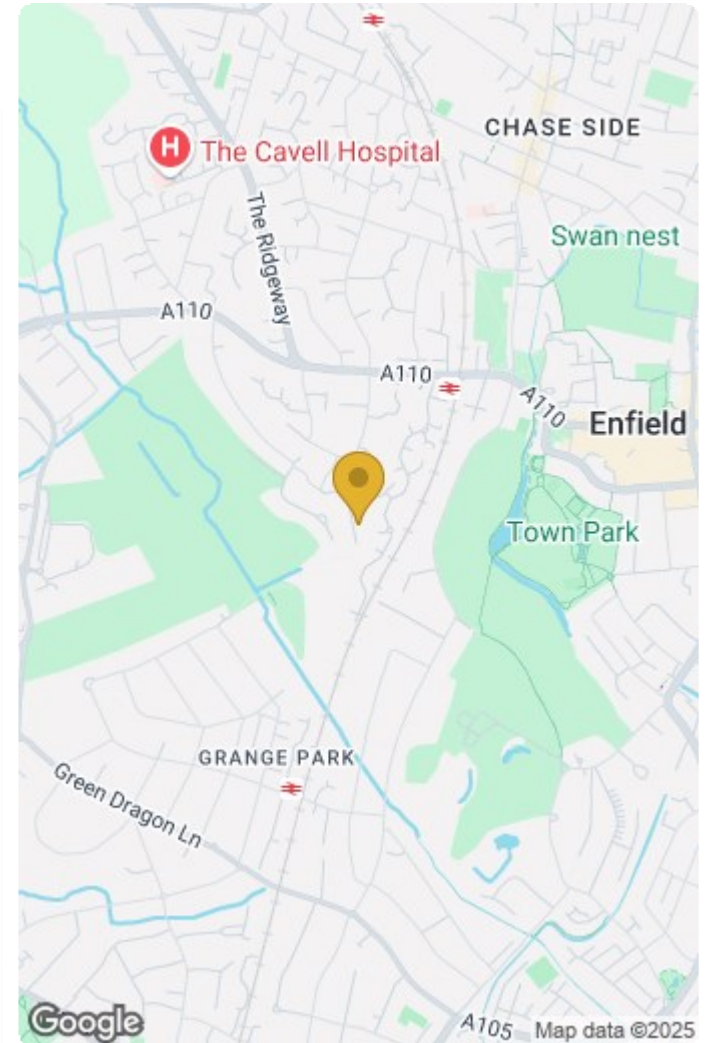
Approximate total area¹⁾
1352.7 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| 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 (CO₂) 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 | |

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.

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