



173 Wellington Road, Enfield, EN1 2RL

£650,000

Lanes
ESTATE AGENTS

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Lanes Enfield Town are delighted to present this spacious 3-bedroom linked semi-detached house, offering a fantastic opportunity for modernisation. Boasting a 1930s charm, this property is situated in a highly sought-after location, making it ideal for those seeking a project to create their dream home.

The ground floor offers a large living room featuring a bay window, allowing for an abundance of natural light. The spacious dining room leads seamlessly into the rear extended morning room, providing additional living space, perfect for relaxing or entertaining. The ground floor also benefits from a convenient downstairs W.C.

The fitted kitchen provides ample space for cooking, with the potential to modernise and tailor to your needs. Upstairs, the bathroom is a spacious 4-piece suite, comprising a bath and a separate single shower, ideal for family living.

The property offers the potential to extend further (STPP). The large rear garden provides a blank canvas for outdoor entertaining or creating your own private sanctuary.

To the side, there is a single garage, offering extra storage space or the opportunity to be converted, subject to the necessary permissions. The driveway offers off-road parking for at least two vehicles.

Other benefits include good local schools, sold chain free and less than 15 minute walk to Bush Hill Park Station.



Hallway

Double glazed frosted window to side aspect, radiator, stairs to first floor landing, under stairs storage cupboard, electric meter cupboard, open to the lounge, door to kitchen.

Lounge

17'0" x 16'0"(open to hallway) (5.18m x 4.88m(open to hallway))

Double glazed bay windows to front aspect, radiator.

Dining Room

14'0" x 11'0" (4.27m x 3.35m)

Radiator, open to the extension.

Morning Room

15'0" x 8'0" (4.57m x 2.44m)

Double glazed windows and door to rear aspect leading to garden. Door to W.C.

Kitchen

13'8" x 7'0 (4.17m x 2.13m)

Double glazed window to side aspect, part tiled walls, fitted single oven, electric hob, extractor hood, stainless steel sink with mixer tap, space for a washing machine and under counter fridge. Base level and eye level units. Door leading to morning room.

W.C

8'0" x 2'1" (2.44m x 0.64m)

Double glazed frosted windows to side aspect, pedestal hand basin with pillar taps, low level closed couple w.c.

First Floor Landing

Double glazed frosted window to side aspect, doors leading to all rooms, loft access

Bedroom One

16'0" x 11'6" (4.88m x 3.51m)

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

Bedroom Two

14'0" x 11'0" (4.27m x 3.35m)

Double glazed windows to rear aspect, radiator.

Bedroom Three

9'11" x 7'0" (3.02m x 2.13m)

Double glazed windows to front aspect, radiator.

Bathroom

6'11" x 10'0" (2.11m x 3.05m)

Double glazed frosted windows to rear aspect, tiled walls, bath with mixer tap and shower attachment, single shower, pedestal hand basin with mixer tap, low level closed couple w.c, radiator, airing cupboard.

Front Garden

Crazy paving, flower bed, access to Garage.

Rear Garden

Mainly laid to lawn, pattern brick paved, shrub borders, tap.

Garage

16'2" x 7'9" (4.93m x 2.36m)

Single garage with up & over door, power and lighting.







Floor 0



Floor 1

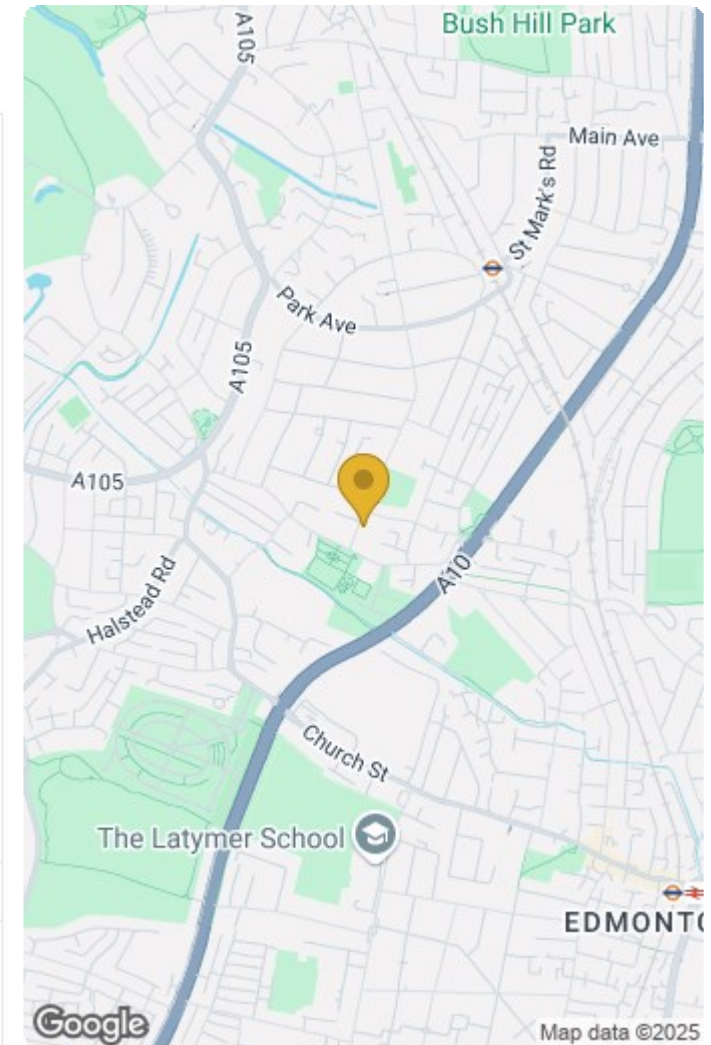
Approximate total area⁽¹⁾
1318.35 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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