



69 Broadoak Avenue, Enfield, EN3 6TX

£450,000

Lanes
ESTATE AGENTS

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Located on the fantastic 'Broadoak Avenue' is this three bedroom tunnel-linked terraced home comprising of Driveway, spacious through Lounge/Diner, Kitchen, upstairs Shower Room, Rear Garden and the potential to extend further! (STPP) The property is walking distance to 'Lea Valley Academy' with an Ofsted rating of 'GOOD' making this a perfect family home! Travel options are close by with the A10/M25 both being a short drive away as well Waltham Cross Train Station (0.9 miles) having commutable links to London. Being sold as CHAIN FREE.

CALL NOW!



Exterior Front

Part lawn and paved driveway for one car.

Entrance Hall

Stairs to First Floor Landing, Kitchen and Lounge/Diner.

Lounge/Diner

24'10"(plus bay) x 11" (7.57m(plus bay) x 3.35m)

Spacious through Lounge/Diner, two radiators, windows to both front and rear aspects as well as door to Rear Garden.

Kitchen

14" x 6" (4.27m x 1.83m)

Eye and base level units with worksurfaces, fitted cooker with gas hob and extractor hood, stainless steel sink with drainer and mixer tap. Space for Washing/Machine, integrated fridge/freezer and additional storage cupboard. Window to rear aspect and door leading to Rear Garden.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One

12'10"(into bay) x 10" (3.91m(into bay) x 3.05m)

Bay window to rear aspect with radiator and storage cupboard.

Bedroom Two

11'11" x 10" (3.63m x 3.05m)

Window to front aspect and radiator.

Bedroom Three

7' x 6" (2.13m x 1.83m)

Window to front aspect and radiator.

Shower Room

Shower cubicle with electric shower, vanity hand basin with mixer tap, storage/airing cupboard. Frosted window to rear aspect.

WC

Separate Closed Couple WC with radiator and window to rear aspect.

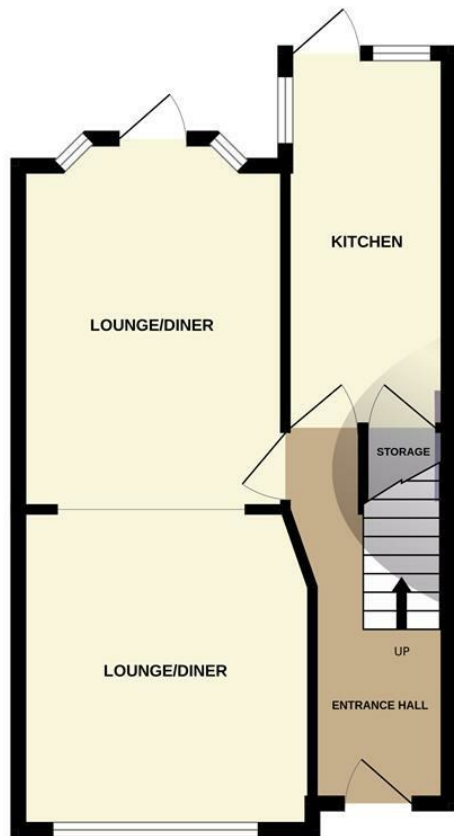
Exterior Rear

Rear Garden mostly consisting of lawn, space for timber shed and side access via tunnel.





GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.

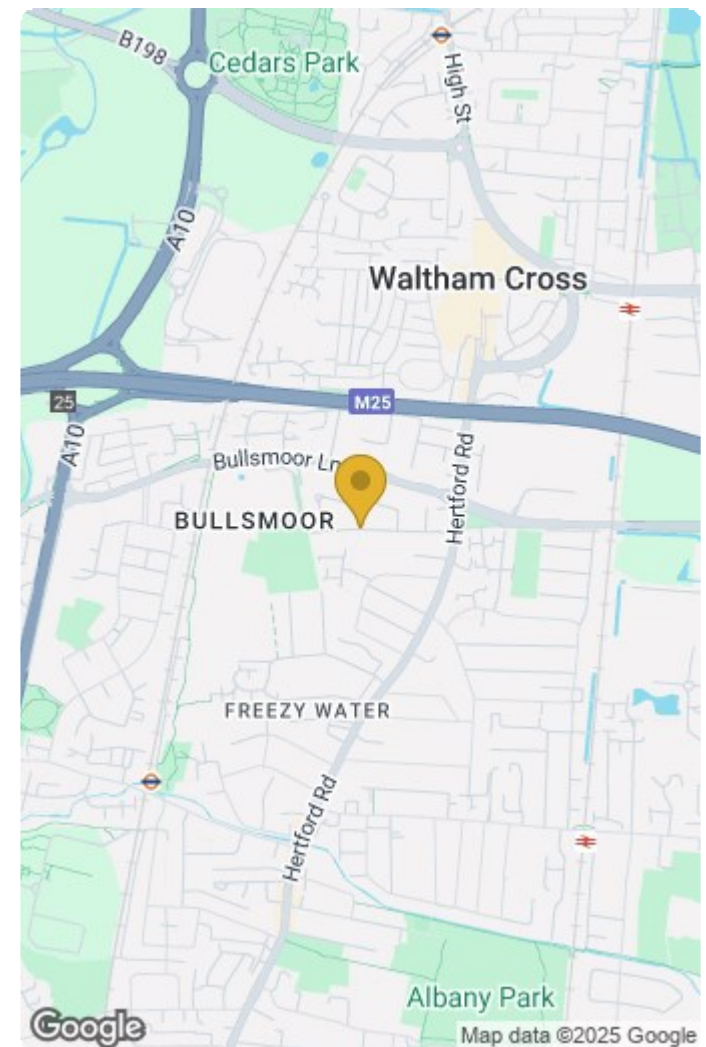


TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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		
(81 plus) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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