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74 Elsing Road, Enfield, EN1 4PF

**£525,000**

Lanes are pleased to present this four bedroom tunnel linked property. The property consists of kitchen/diner, first floor bathroom, ensuite to master bedroom and much more. Benefits include off street parking, gas central heating and a rear garden. Call now to view!



**Porch to**

**Hallway**

**Lounge**  
12'5 x 11'11 (3.78m x 3.63m)

**Kitchen/Diner**  
15'3 x 10'5 (4.65m x 3.18m)

**First Floor Landing**

**Bedroom**  
11'11 x 11'8 (3.63m x 3.56m)

**Bedroom**  
12'0 x 9'5 (3.66m x 2.87m)

**Bedroom**  
10'6 x 7'6 (3.20m x 2.29m)

**Second Floor Landing**

**Bedroom**  
19'0 x 17'0 to widest points (5.79m x 5.18m to widest points)

**En-suite**

**Front**  
Off street parking

**Rear**  
Laid lawn and patio area

**Reference**  
CH6562/PL/02062025 - Enfield Estate Agent

| 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 (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 confirm 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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