



7 Fillebrook Avenue, Enfield, EN1 3BA
Offers In Excess Of £700,000

Lanes
ESTATE AGENTS

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Lanes Enfield Town are pleased to market this stylish 4-Bedroom Semi-Detached Home with a garage to the side, located on the sought-after 'Willow Estate'.

This well-presented four-bedroom semi-detached house offers generous living space, a smart modern finish, and excellent access to local amenities and transport links.

The property features four good-sized bedrooms, including a loft-converted main bedroom with its own en-suite. A contemporary four-piece family bathroom serves the remaining rooms. On the ground floor, there's a bright lounge, separate modern kitchen/diner, utility room, and a convenient downstairs W.C.

Outside, the home benefits from a driveway with EV charging and a garage to the side of the property, offering off-street parking and additional storage.

Just a short walk from Enfield Town Station and the town centre, this property is ideally positioned for commuters and families alike.



Hallway Wood floors, radiator, spotlights, stairs to first floor landing, under stairs storage cupboard, doors to kitchen, w.c, utility room and lounge.	Second Floor Landing Double glazed frosted window to side aspect, door to Bedroom One.
Lounge 13'8 x 11'52 (4.17m x 3.35m) Double glazed bay window to front aspect, wood floors, radiator.	Bedroom One 13'4" x 16'9" (4.06m x 5.11m) Double glazed windows to rear aspect, two Velux windows to front aspect, laminate floors, radiator, fitted wardrobes, under eve storage, restricted head height.
Kitchen/Diner 13'95 x 17'40 (3.96m x 5.18m) Double glazed windows to rear aspect, tiled floors, part tiled walls, granite worktops, freestanding Rangemaster cooker, Rangemaster extractor hood, butler sink with mixer tap, integrated dishwasher, freestanding fridge freezer, base level and eye level units, radiator, spotlights, double glazed doors leading to rear garden.	En-Suite To Bedroom One Double glazed frosted window to rear aspect, tiled floors, tiled walls, double walk in shower with bespoke wall mounted shower, vanity hand basin with mixer tap, low level w.c, spotlights, heated towel rail and under floor heating.
W.C Tiled floors, part tiled walls, vanity hand basin with mixer tap, low level w.c, heated towel rail.	Garden Mainly laid to lawn, paved area and door leading to garage.
Utility Room 11 x 13'82 (3.35m x 3.96m) Tiled walls, roll top work surfaces, space for washing machine and tumble dryer, base level units and radiator.	Front Garden Mainly laid to lawn, pattern brick paved driveway, EV charging point, flower bed borders with various plants shrubs trees and bushes.
First Floor Landing Double glazed frosted window to side aspect, doors to Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom. Stairs leading to second floor landing.	Garage 16'9" x 8'3" (5.11m x 2.51m) Remote up & over door, power & lighting.
Bedroom Two 14'0" x 10'8" (4.27m x 3.25m) Double glazed windows to front aspect, laminate floors, radiator.	Lanes Estate Agents Enfield Reference Number ET5263/AX/AX/AX/180625
Bedroom Three 10'2" x 11'1" (3.10m x 3.38m) Double glazed windows to rear aspect, laminate floors, radiator.	
Bedroom Four 7'2" x 6'4" (2.18m x 1.93m) Double glazed windows to front aspect, radiator.	
Bathroom Double glazed frosted windows to rear aspect, tiled floors, tiled walls, freestanding bath with mixer tap and shower attachment, double shower cubicle with wall mounted shower, vanity hand basin with mixer tap, low level w.c, heated towel rail and under floor heating.	

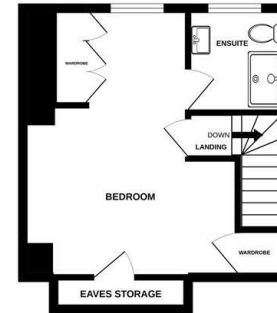
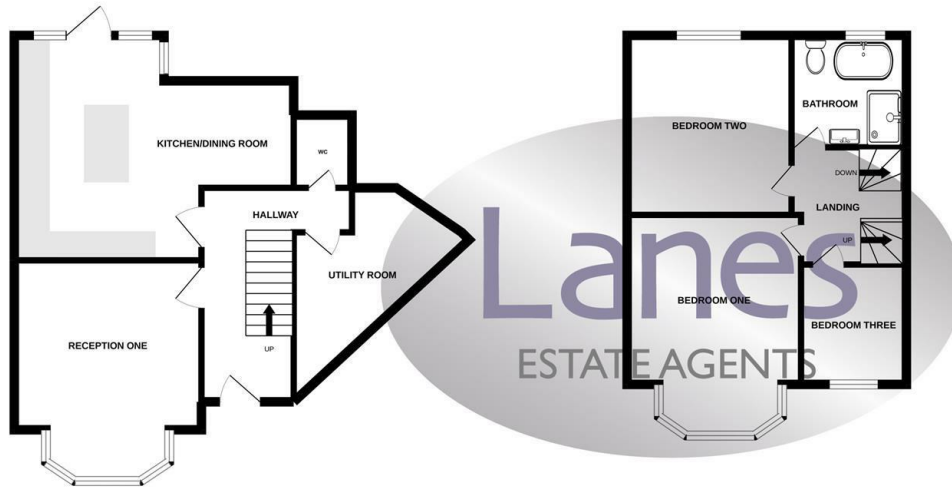




GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

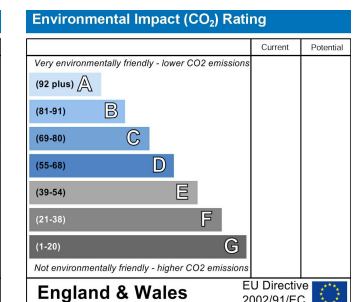
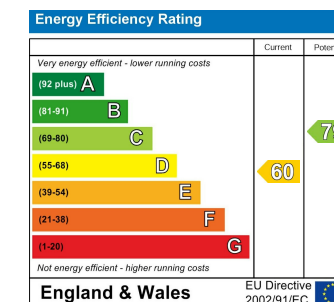
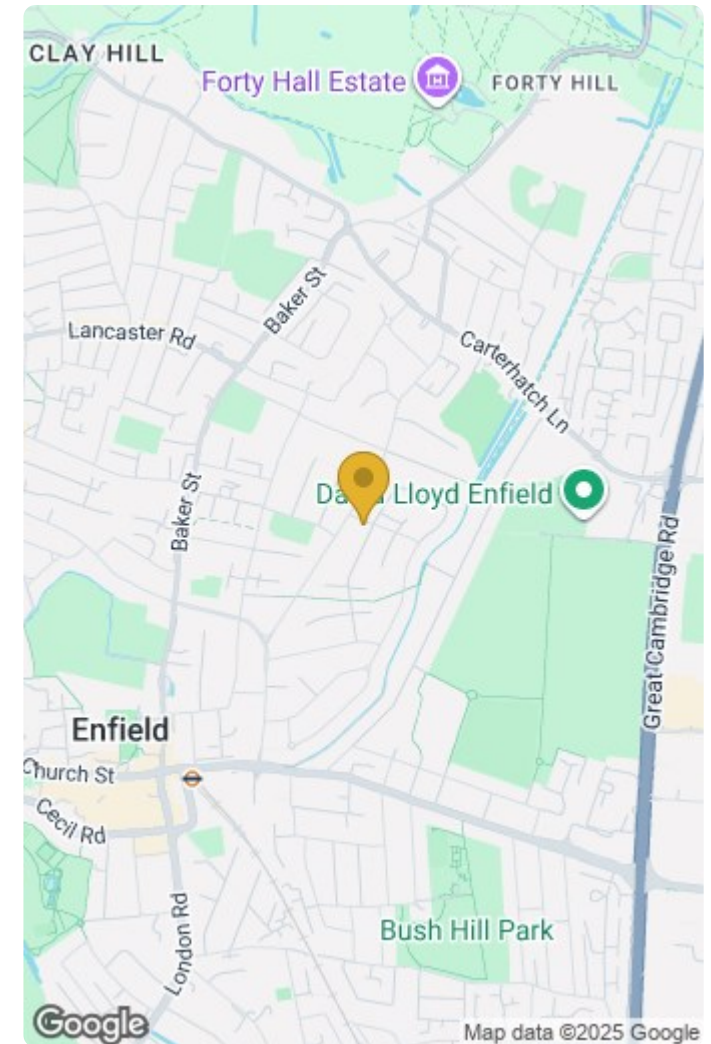
1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.

2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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.

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