



Yale

94 Birkbeck Road, Enfield, EN2 0ED  
£635,000

Lanes  
ESTATE AGENTS



# 94 Birkbeck Road, Enfield, EN2 0ED

Nestled on Birkbeck Road in the charming area of Enfield, this delightful three-bedroom end-of-terrace house offers a perfect blend of comfort and convenience. Built in 2000, the property boasts a modern design that caters to contemporary living while providing ample space for families or professionals alike.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The ground floor also features a convenient W.C., adding to the practicality of the living space.

The first floor is home to three well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The property includes a family bathroom and an ensuite to the main bedroom, ensuring that morning routines are hassle-free for all occupants.

One of the standout features of this home is its close proximity to local shops and transport links, making daily errands and commuting a breeze. Whether you are looking to explore the vibrant local community or venture further afield, this location offers excellent accessibility.

In summary, this three-bedroom end-of-terrace house on Birkbeck Road is an excellent opportunity for those seeking a modern home in a well-connected area. With its spacious living areas, practical amenities, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.



**Lobby**

Door leading to hallway.

**Hallway**

Stairs leading to first floor landing, under stair storage cupboard, radiator, doors leading to W.C, dining room, lounge and kitchen.

**Dining Room** 12'6" x 12'2" (3.81m x 3.71m)

Two double glazed sash windows to front aspect, radiator and glazed double doors leading to kitchen.

**Kitchen** 13'1" x 8'6" (3.99m x 2.59m)

Double glazed window to side aspect, frosted double glazed door leading to side access, eye and base level units with worktop surfaces and splashbacks, fitted double oven/microwave, gas hob with extractor hood, stainless steel one and a half bowl sink with mixer tap and drainer unit, integrated fridge/freezer, dishwasher and washer/dryer, laminate flooring and door leading to hallway.

**Lounge** 15'9" x 11'7" (4.80m x 3.53m)

Two double glazed windows to rear aspect, double glazed patio doors leading to rear garden and radiator.

**W.C**

Laminate flooring, part tiled walls, low flush W.C, sink with pillar taps and radiator.

**First Floor Landing**

Loft access, doors leading to all rooms and storage cupboard.

**Bedroom One** 14'2" x 13'7" (4.32m x 4.14m)

(to fitted wardrobe) Two double glazed sash windows to front aspect, two radiators, fitted wardrobes and door leading to en-suite.

**En-suite**

Frosted double glazed window to side aspect, double shower cubicle, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled floor and walls.

**Bedroom Two** 11'7" x 7'8" (3.53m x 2.34m)

Double glazed sash window to rear aspect, radiator and fitted wardrobe.

**Bedroom Three** 11'7" x 7'8" (3.53m x 2.34m)

Double glazed sash window to rear aspect and radiator.

**Bathroom**

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap and shower attachment, low flush W.C, heated towel rail, tiled floor and tiled walls.

**Exterior - Front**

Patio paved with raised flower bed, gate leading to side access.

**Side Access**

Paved, external tap, door leading to kitchen and access to rear garden.

**Exterior - Rear**

Part patio paved, rest is mainly laid to lawn, timber shed, flower beds to either side with various mature shrubs and trees.

**Lanes Estate Agents Enfield Reference Number**

ET5259/AX/AX/AX/050625

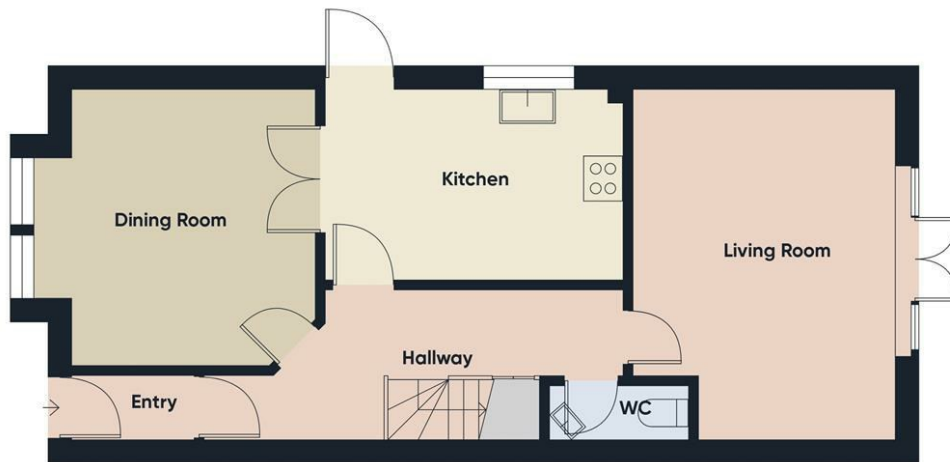












Floor 0



Floor 1

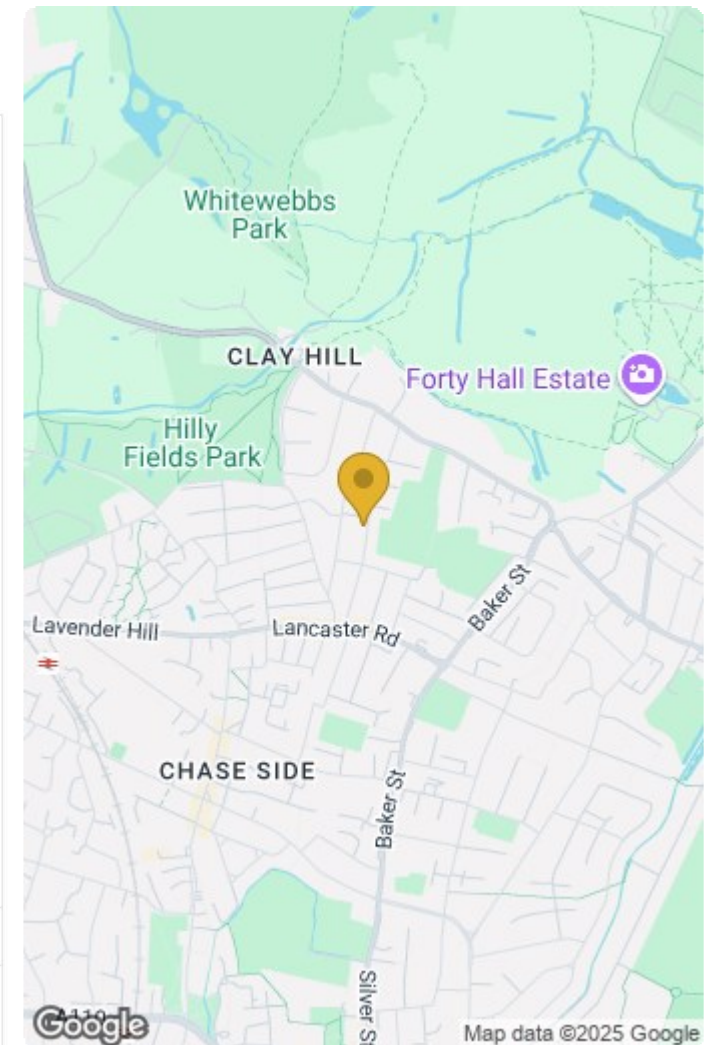
Approximate total area<sup>m</sup>  
1075 ft<sup>2</sup>

(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.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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