



17 Third Avenue, Enfield, EN1 1BU
£535,000



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Lanes Enfield are pleased to present to the market this immaculately presented Two Bedroom Semi Detached House. Located in the heart of Bush Hill Park, this property is just a short 3 minute walk to Bush Hill Park Train Station and local shops.

Benefits to the property include a large rear extension creating a 20ft + kitchen/diner. Separate lounge area, first floor bathroom, 100ft + rear garden and a pattern brick paved front garden ready to be turned into a driveway (STPP).

Viewing is highly recommended. Call now to arrange your appointment.



Entrance Lobby

Laminate flooring, storage cupboard access leading to lounge.

Lounge

17'4" x 15'1" (5.28m x 4.60m)

Double glazed window to front aspect, laminate flooring, two under stair storage cupboards, stairs leading to first floor landing and door leading to kitchen/diner.

Kitchen/Diner

21'4" x 15'1" (6.50m x 4.60m)

Double glazed sliding door leading to rear garden, skylight, eye and base level units with worktop surfaces, sink with drainer unit and mixer tap, fitted cooker with extractor hood, integral washing machine, dishwasher and fridge/freezer, breakfast bar, spotlights, two radiators, tiled floor and part tiled walls.

First Floor Landing

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

Bedroom One

12'0" x 10'0" (3.66m x 3.05m)

Two double glazed windows to front aspect, laminate wood flooring and two radiators.

Bedroom Two

12'3" x 8'2" (3.73m x 2.49m)

Double glazed window to rear aspect, laminate wood flooring and radiator.

Bathroom

Double glazed window to rear aspect, tile enclosed bath with mixer tap and shower attachment, low flush W.C, vanity sink with mixer tap, part tiled walls, tiled floor and heated towel rail.

Exterior - Front

Pattern brick paved (can turn into a driveway (STPP)), gate leading to rear garden.

Exterior - Rear

Approx. 100ft, patio area, timber shed, mainly laid to lawn with various plants, shrubs, trees and bushes.

Lanes Estate Agents Enfield Reference Number

ET5174/AX/AX/AX/160724





GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

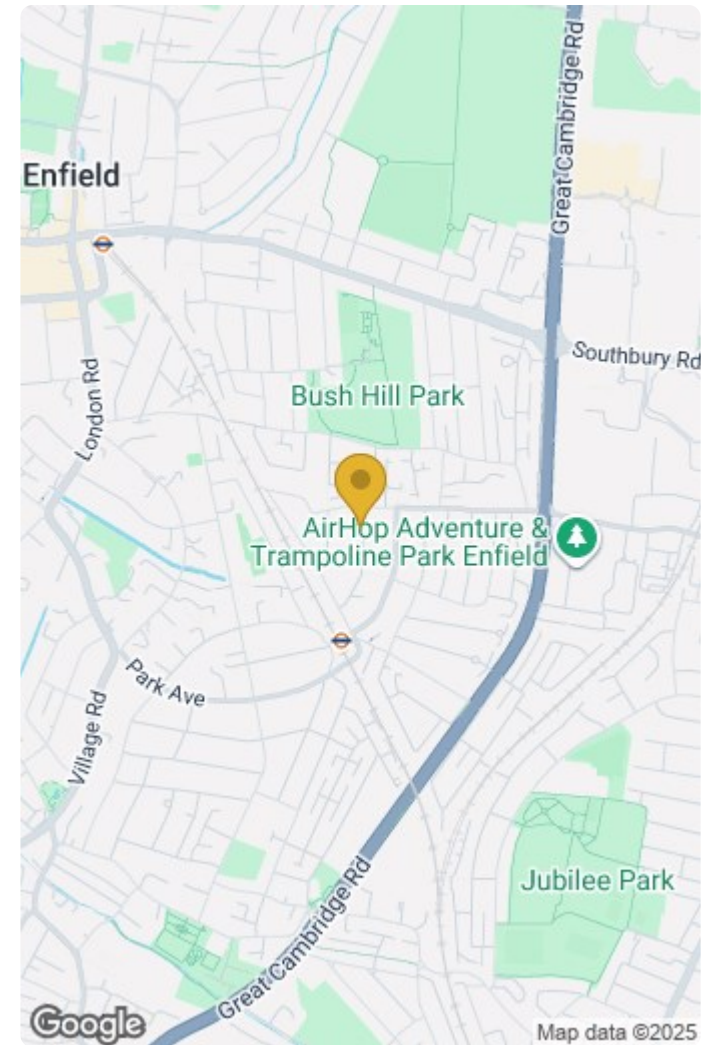
1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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		
(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 ₂) 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	

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

