



55 Archer Way, Enfield, EN2 8FW

£700,000

Lanes
ESTATE AGENTS

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Welcome to this stunning property located on Archer Way in the charming area of Enfield. This link-end terrace house offers a perfect blend of modern design and comfort, making it an ideal home for you and your family.

As you step inside, you are greeted by a spacious open plan lounge/kitchen, perfect for entertaining guests. With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

This property boasts a contemporary feel while offering a warm and inviting atmosphere. Built in 2021, the house is ready for you to move in and make it your own.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot. The property is part of the prestigious Linden Homes development and comes with the NHBC guarantee, providing you with peace of mind.

Located in close proximity to Gordon Hill Station, commuting is a breeze, making this home perfect for those who need to travel for work or leisure. Additionally, having Wren Academy nearby adds to the appeal of this fantastic location.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and take the first step towards living in this wonderful property on Friar Road.



Hallway

Open Plan Lounge/Kitchen

27'2" x 10'7" opening to 14'5" (8.28m x 3.23m opening to 4.39m)

W.C

First Floor Landing

Bedroom Three 14'4" x 10'7" (4.37m x 3.23m)

Bedroom Four 14'4" x 9'3" (4.37m x 2.82m)

Bathroom

Second Floor Landing

Bedroom One 14'4" x 10'7" (4.37m x 3.23m)

Ensuite

Bedroom Two 14'4" x 9'3" (4.37m x 2.82m)

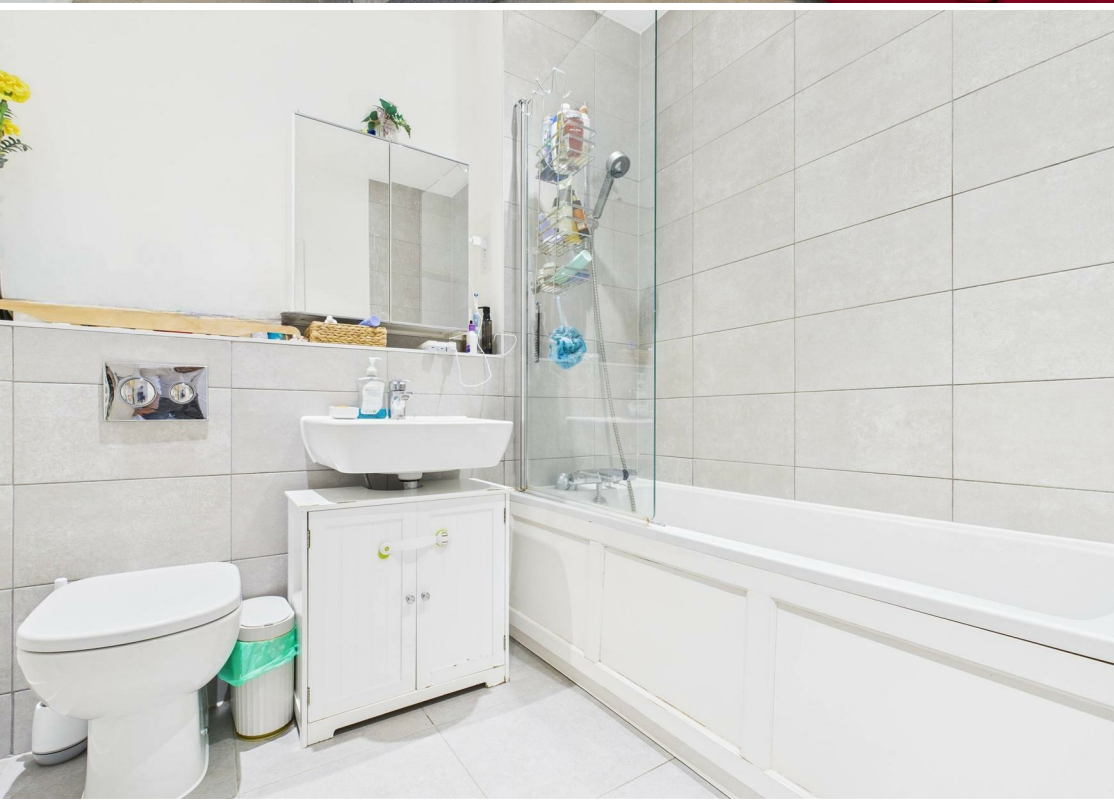
Ensuite

Exterior - Front

Exterior - Rear

Lanes Estate Agents Enfield Reference Number

ET5278/AX/AX/AX/130825







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	98	99	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 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.

