



259 Hoe Lane, Enfield, EN1 4JN  
Offers In Excess Of £485,000





## 259 Hoe Lane, Enfield, EN1 4JN

Lanes are pleased to present this three-bedroom end of terrace house. Benefits to the property include a through lounge, ground floor shower room and an extended kitchen. The first floor boasts three bedrooms two of which are doubles and a bathroom.

Outside, the property benefits from off-street parking for two vehicles, a valuable asset. Additionally, a larger than average double garage to the rear provides further storage solutions or the potential for a workshop, catering to various needs.

This end of terrace house is not only a comfortable home but also a fantastic opportunity to enjoy the vibrant community of Enfield. With its excellent transport links, local amenities, and green spaces nearby, this property is sure to appeal to a wide range of buyers.



**Hallway**

**Lounge**

24'1" x 10'4" narrowing to 9'8" (7.34m x 3.15m narrowing to 2.95m)

**Kitchen** 15'3" x 9'3" (4.65m x 2.82m)

**Shower Room** 5'8" x 5'0" (1.73m x 1.52m)

**First Floor Landing**

**Bedroom One** 13'4" x 9'7" (4.06m x 2.92m)

**Bedroom Two** 10'11" x 9'7" (3.33m x 2.92m)

**Bedroom Three** 9'6" x 6'10" (2.90m x 2.08m)

**Bathroom** 6'11" x 5'4" (2.11m x 1.63m)

**Exterior - Front**

**Exterior - Rear**

**Large Double Garage** 22'3" x 20'0" (6.78m x 6.10m)

**Lanes Estate Agents Enfield Reference Number**

ET5280/AX/AX/AX/210825













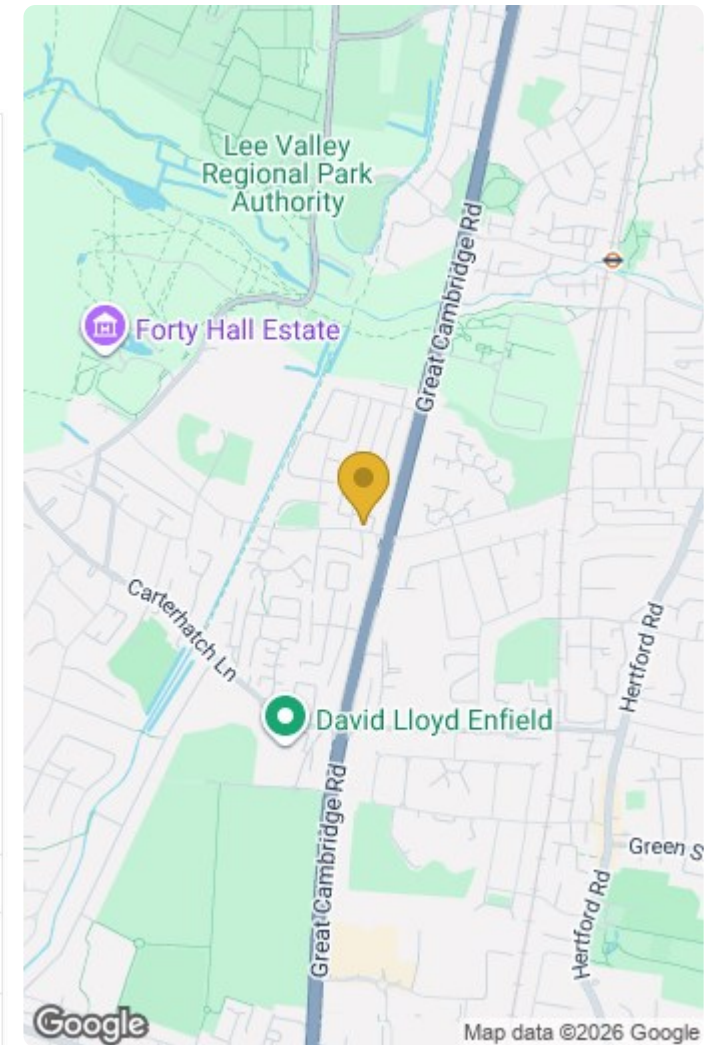
Approximate total area<sup>(1)</sup>  
73.1 m<sup>2</sup>  
Reduced headroom  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### 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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