



12 Chatsworth Drive, Enfield, EN1 1EX

£475,000

Lanes
ESTATE AGENTS

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Lanes Enfield are delighted to welcome to the market this three-bedroom extended mid-terraced house. The property offers a through lounge, extended kitchen, sunroom., three bedrooms, a first floor shower room and a garage accessed via the rear.

One of the standout features of this property is its excellent location. It is situated within easy access to the A10 road network, making commuting a breeze. Furthermore, Bush Hill Park Train Station is just a short distance away, offering convenient transport links to central London and beyond.

This home is perfect for those looking for a well-connected residence in a friendly neighbourhood. With its combination of space, modern amenities, and accessibility, this property is an excellent opportunity for both first-time buyers and families alike. Don't miss the chance to make this lovely house your new home.



Hallway

Stairs leading to first floor landing, under stair storage cupboard, radiator, door leading to lounge and door leading to kitchen.

Lounge

23'2" x 11'4" narrowing to 10'2" (7.06m x 3.45m narrowing to 3.10m)
Double glazed window to front aspect, double glazed sliding door leading to sun room and two radiators.

Kitchen

16'4" x 6'3" opening to 6'7" (4.98m x 1.91m opening to 2.01m)
Double glazed window to rear aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unt, fitted electric oven with gas hob and extractor hood, space for washing machine, fridge and freezer, radiator, tiled floor and part tiled walls.

Sun Room 8'0" x 7'4" (2.44m x 2.24m)

Double glazed sliding door leading to rear garden, double glazed sliding door leading to lounge, skylight, radiator, spotlight and tiled floor.

First Floor Landing

Loft access, radiator and doors leading to all rooms.

Bedroom One 12'5" x 10'3" (3.78m x 3.12m)

Double glazed window to front aspect and radiator.

Bedroom Two 10'0" x 9'2" (3.05m x 2.79m)

Double glazed window to rear aspect, radiator and storage cupboards.

Bedroom Three 6'2" x 6'2" (1.88m x 1.88m)

Double glazed window to front aspect, radiator and fitted wardrobe.

Shower Room

Frosted double glazed window to rear aspect, shower cubicle with wall mounted shower, vanity sink with mixer tap, low level W.C, radiator and tiled walls.

Exterior - Front

Landscaped, pattern brick paved, flower bed borders with various plants, shrubs, trees and bushes.

Exterior - Rear

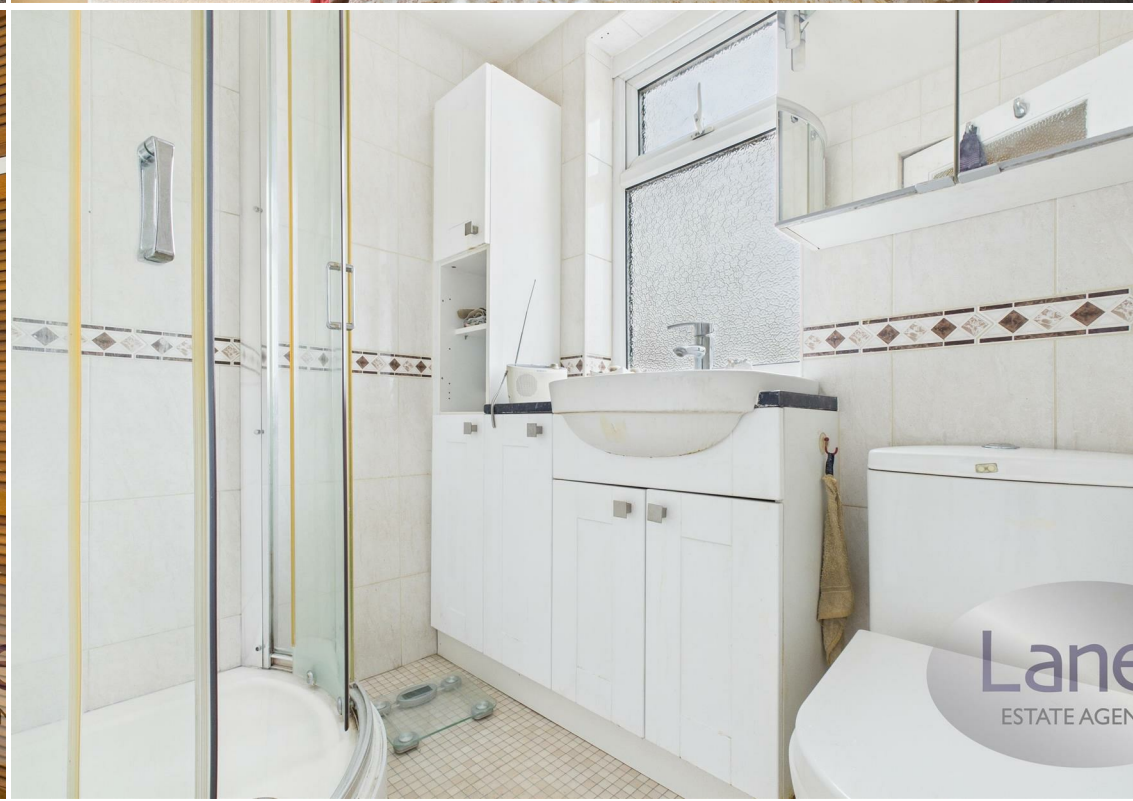
Patio paved, flower bed borders with with various plants, shrubs, trees and bushes, gate leading to rear access and door leading to garage.

Garage 20'10" x 11'9" (6.35m x 3.58m)

Up and over door, power and lighting.

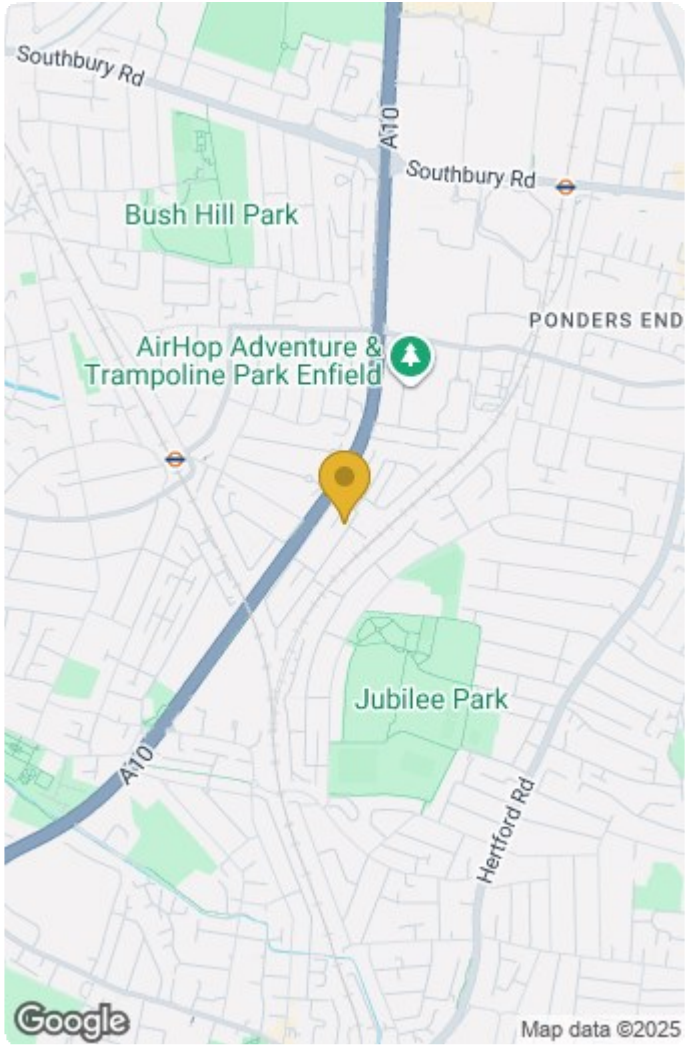
Lanes Estate Agents Enfield Reference Number

ET5276/AX/AX/AX/080825





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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			(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.

