



26 Cotswold Way, Enfield, EN2 7HJ

£850,000

Lanes
ESTATE AGENTS

26 Cotswold Way, Enfield, EN2 7HJ

Nestled in the charming Cotswold Way, Enfield, this rarely available three-bedroom semi-detached house presents an exceptional opportunity for families and individuals alike. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining. The three bedrooms provide ample accommodation, making it an ideal home for those seeking comfort and convenience.

The house features a family bathroom on the first floor, complemented by a convenient ground floor cloak room ensuring practicality for everyday living. The property also benefits from off-street parking for multiple vehicles, along with a garage, providing secure storage and ease of access.

Situated in a highly sought-after area, this home is within the catchment for popular primary and secondary schools including Highlands, Eversley, Merryhills and Southgate, making it an excellent choice for families with children. Additionally, the potential to extend the property, subject to planning permission, offers exciting possibilities for those looking to personalise their living space.

For commuters, the property is conveniently located within easy reach of Oakwood underground station, ensuring quick and efficient access to central London and beyond. This delightful semi-detached house combines a prime location with the potential for future enhancement, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to make this wonderful property your new home.



Porch

Hallway

Cloak Room

Lounge25'6" x 11'2" (7.77m x 3.40m)

Kitchen9'8" x 7'1" (2.95m x 2.16m)

First Floor Landing

Bedroom One11'8" x 11'1" (to fitted wardrobe) (3.56m x 3.38m (to fitted wardrobe))

Bedroom Two11'1" x 9'7" (to fitted wardrobe) (3.38m x 2.92m (to fitted wardrobe))

Bedroom Three9'1" x 6'6" (2.77m x 1.98m)

Bathroom8'7" x 5'6" (2.62m x 1.68m)

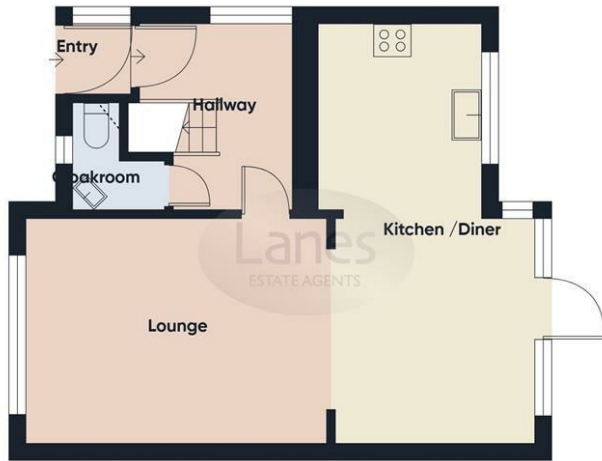
Front Garden
Driveway with gates leading to garage

Rear Garden

Lanes Enfield Estate Agent Reference Number
ET5315/PL/AX/AX/5315







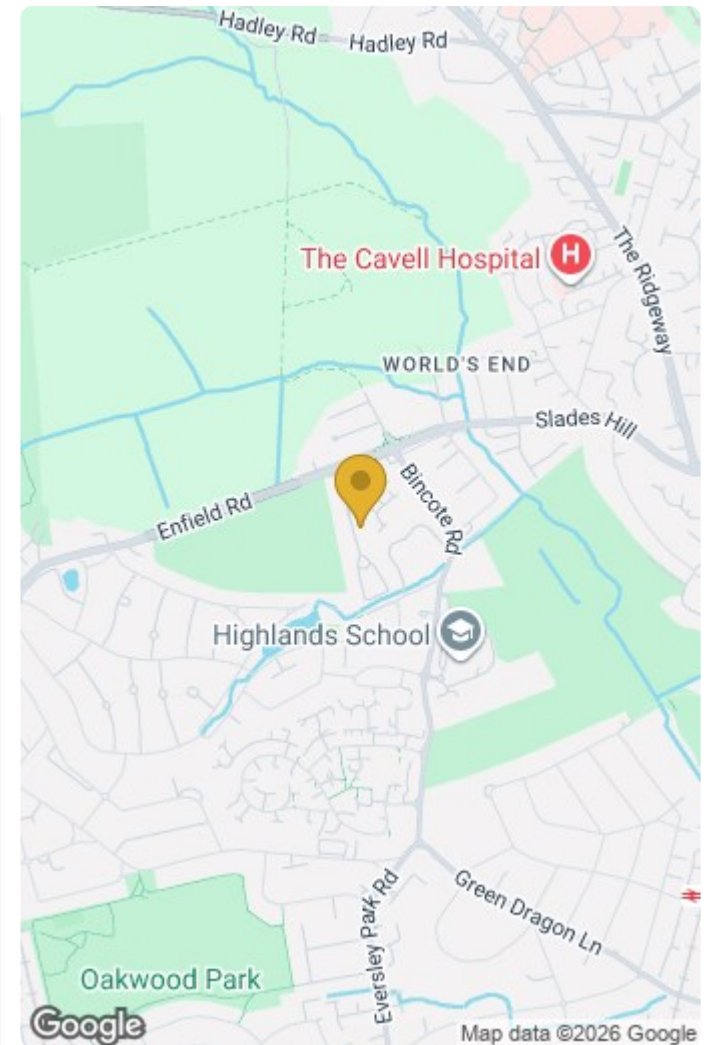
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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	

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.

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

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

