



13 Glenbrook South, Enfield, EN2 7HQ

£750,000



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Nestled in the tranquil cul-de-sac of Glenbrook South, Enfield, this recently refurbished Three bedroom semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this charming residence offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The ground floor is thoughtfully designed with a convenient W.C., while the first floor is home to a modern bathroom, ensuring practicality for everyday life. The layout is both functional and welcoming, making it an ideal choice for those seeking a blend of style and comfort.

Parking is a breeze with space for two vehicles, complemented by a small garage for additional storage. The location is particularly appealing, as it falls within the catchment area of highly sought-after primary and secondary schools, making it perfect for families with children.

For commuters, the property is in close proximity to Oakwood Underground Station, providing easy access to central London and beyond. This delightful home combines modern living with a peaceful setting, making it a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.



Hallway

Lounge 18'2" x 14'4" (max) (5.54m x 4.37m (max))

Kitchen 11'2" x 10'7" (3.40m x 3.23m)

W.C 6'2" x 2;5" (1.88m x 0.61m;1.52m)

Office/Reception Two 20'1" x 7'6" (6.12m x 2.29m)

Small Garage 12'0" x 7'7" (3.66m x 2.31m)

First Floor Landing

Bedroom One 14'3" x 11'3" (4.34m x 3.43m)

Bedroom Two 11'3" x 10'7" (3.43m x 3.23m)

Bedroom Three 9'8" x 6'5" (2.95m x 1.96m)

Bathroom 6'3" x 5'4" (1.91m x 1.63m)

Driveway

Rear Garden

South Easterly Facing

Lanes Estate Agents Enfield Reference Number

ET5325/AX/AX/AX/260326







Floor 0



Floor 1

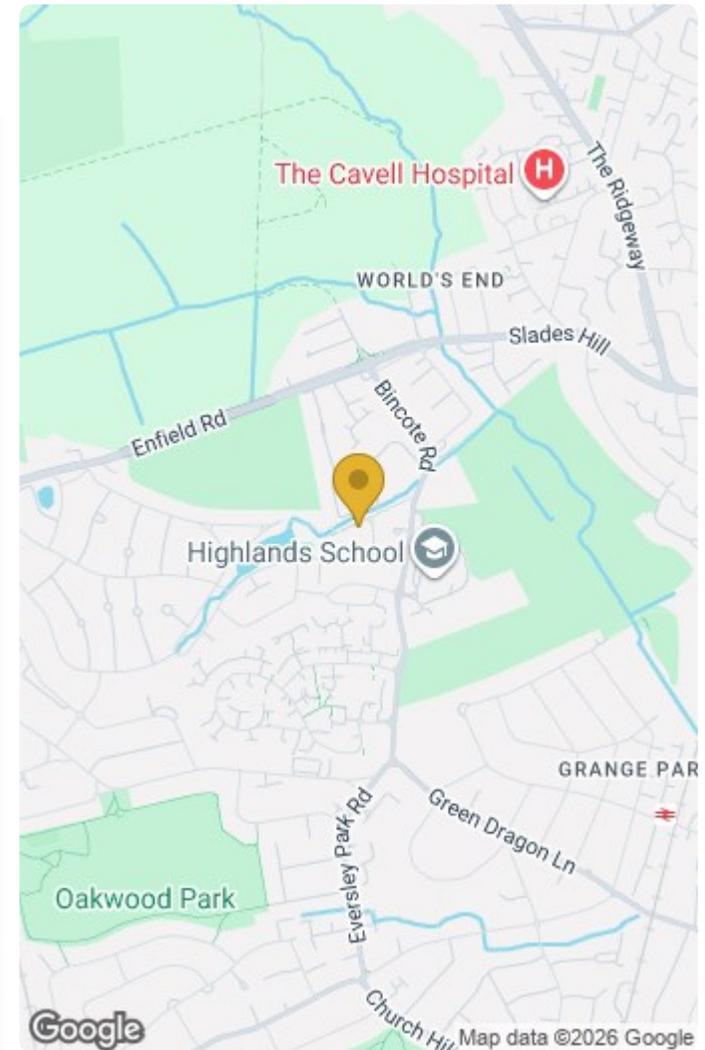


Approximate total area⁽¹⁾
102 m²

(1) Excluding balconies and terraces

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) 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 (CO₂) 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

