



19. Rydal Way, Enfield, EN3 4PQ

£500,000



## 19. Rydal Way, Enfield, EN3 4PQ

Lanes Enfield are pleased to present this delightful three-bedroom end of terrace house. This property presents an excellent opportunity for families and professionals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed first-floor bathroom, complemented by a convenient ground floor w.c, ensures practicality for everyday living.

The house features a garage at the rear, along with a driveway that accommodates two vehicles, offering both convenience and security. The location is particularly advantageous, as it is within walking distance to Ponders End Train Station, making commuting to central London a breeze. Additionally, local shops are just a stone's throw away, catering to all your daily needs.

This property is perfect for those seeking a comfortable and accessible home in a vibrant community. With its blend of space, convenience, and a welcoming atmosphere, this end of terrace house is a must-see for anyone looking to settle in Enfield.



**Porch**

**Hallway**

**Living Room** 14'0" x 12'5" (4.27m x 3.78m)

**Dining Room** 12'3" x 10'8" (3.73m x 3.25m)

**Kitchen**

16'9" x 6'9" opening to 16'1" (5.11m x 2.06m opening to 4.90m)  
(L-Shape)

**W.C** 3'4" x 2'9" (1.02m x 0.84m)

**First Floor Landing**

**Bedroom One** 13'8" x 11'2" (4.17m x 3.40m)

**Bedroom Two** 11'7" x 11'7" (3.53m x 3.53m)

**Bedroom Three** 7'9" x 6'6" (2.36m x 1.98m)

**Bathroom** 6'5" x 6'1" (1.96m x 1.85m)

**Driveway**

Parking for two vehicles

**Rear Garden**

**Garage** 14'2" x 11'0" (4.32m x 3.35m)

**Lanes Estate Agents Enfield Reference Number**

ET5323/AX/AX/AX/190326







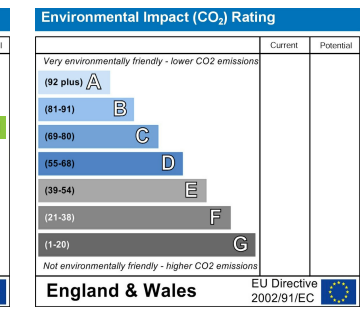
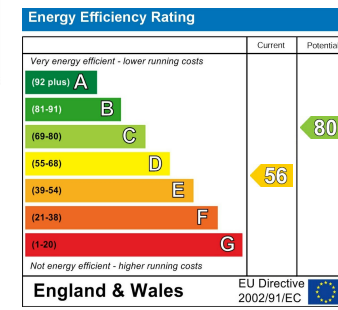
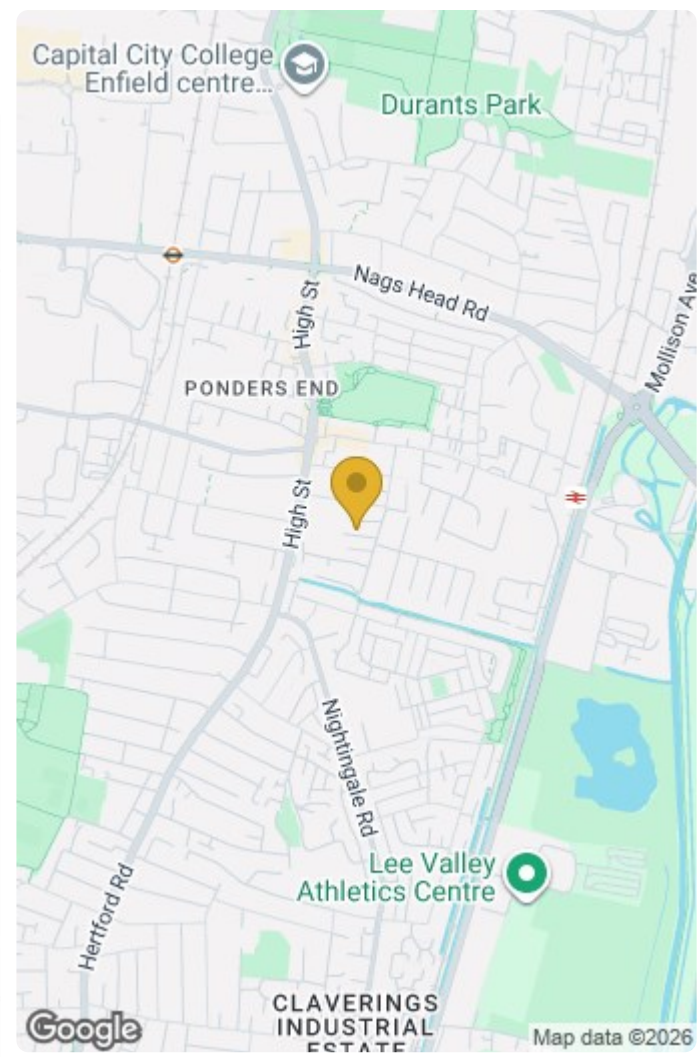
**Lanes**  
ESTATE AGENTS

**Approximate total area<sup>(1)</sup>**  
104.5 m<sup>2</sup>  
1125 ft<sup>2</sup>

(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**



**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.

