



41 Browning Road, Enfield, EN2 0EJ
Offers In Excess Of £625,000



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Nestled on the charming Browning Road in Enfield, this delightful three-bedroom semi-detached Victorian house offers a perfect blend of classic elegance and modern convenience. Upon entering, you are greeted by a spacious reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests.

The heart of the home is undoubtedly the extended kitchen diner, which boasts a contemporary design and ample space for family gatherings. This modern interior is complemented by the practicality of a ground floor WC, ensuring convenience for both residents and visitors alike. The first-floor bathroom features luxurious underfloor heating, providing a touch of comfort during the colder months.

The property also benefits from an east-facing rear garden, perfect for enjoying the morning sun and creating a tranquil outdoor retreat. Whether you envision hosting summer barbecues or simply unwinding with a good book, this garden offers a versatile space to suit your lifestyle.

Located just a 15-minute walk from Gordon Hill Station, this home provides excellent transport links for commuters, making it an ideal choice for those who work in London yet desire a peaceful suburban setting. With its blend of period charm and modern amenities, this semi-detached Victorian house is a wonderful opportunity for families or professionals seeking a comfortable and stylish living space in Enfield.



Hallway

Lounge

22'4" x 12'1" narrowing to 10'0" (6.81m x 3.68m narrowing to 3.05m)

Kitchen/Diner 20'4" x 9'5" (6.20m x 2.87m)

Conservatory 10'0" x 7'8" (3.05m x 2.34m)

W.C 4'0" x 2'5" (1.22m x 0.74m)

First Floor Landing

Bedroom One 15'6" x 11'2" (4.72m x 3.40m)

Bedroom Two 10'7" x 10'0" (3.23m x 3.05m)

Bedroom Three 9'7" x 5'6" (2.92m x 1.68m)

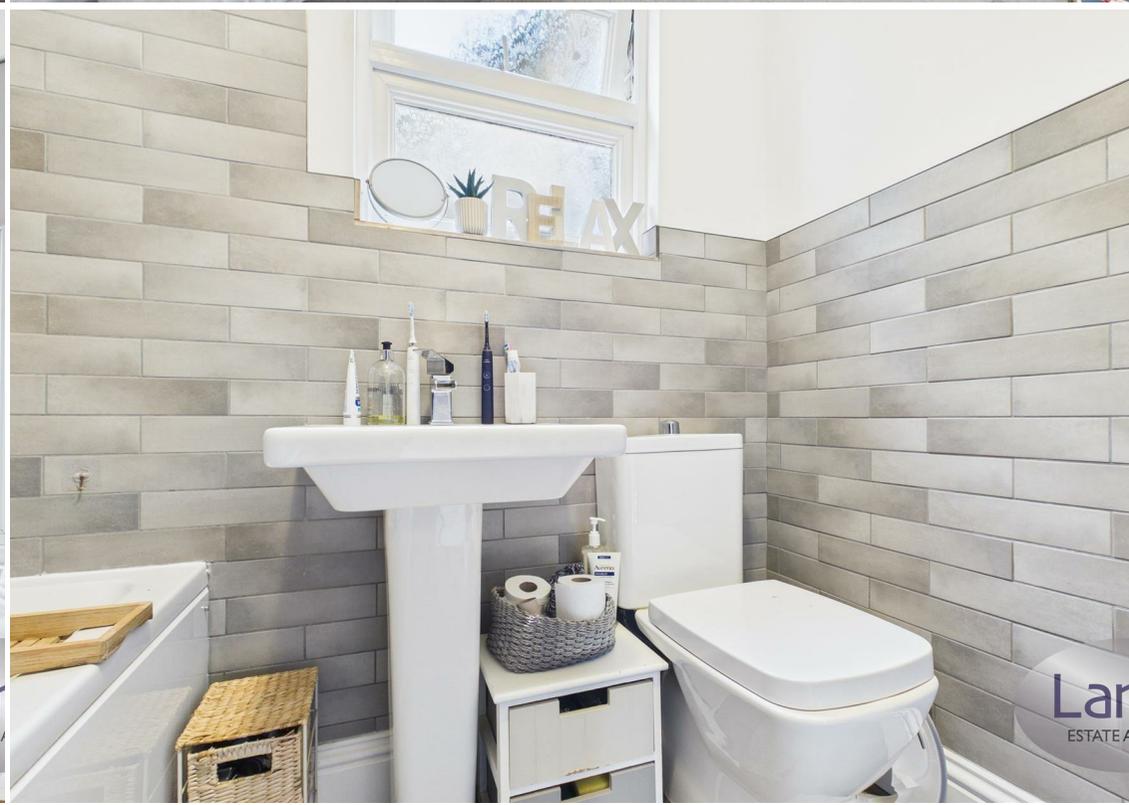
Bathroom 6'8" x 5'4" (2.03m x 1.63m)

Front Garden

Rear Garden

Lanes Estate Agents Enfield Reference Number

ET5322/AX/AX/AX/120326





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PROPERTY AGENTS

Approximate total area^m
94.4 m²
1016 ft²

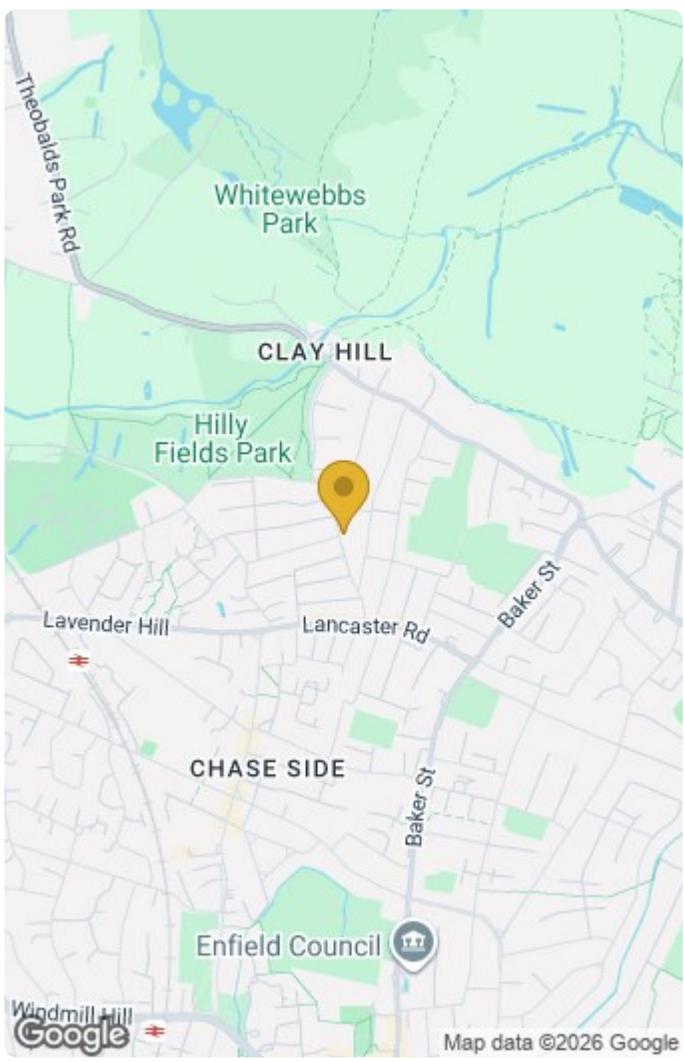
Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 1.5 m/5 ft

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

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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.

