
ADT
29 Vian Avenue, Enfield, EN3 6LQ
£425,000
Lanes
ESTATE AGENTS

29 Vian Avenue, Enfield, EN3 6LQ

Nestled in a tranquil cul-de-sac on Vian Avenue, Enfield, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. With two spacious reception rooms, including a separate lounge and dining area, this home is perfect for both relaxation and entertaining. The ground floor bathroom adds to the practicality of the layout, making daily living effortless.

The property boasts off-street parking for two vehicles, with the added benefit of a garage accessible via a shared driveway, ensuring that parking is never a concern. The location is particularly appealing, as it is within walking distance to Enfield Lock Train Station, providing excellent transport links for commuters.

This semi-detached house is ideal for families or professionals seeking a peaceful yet accessible living environment. With its well-proportioned rooms and inviting atmosphere, this property is a wonderful opportunity for those looking to settle in a desirable area of Enfield. Don't miss the chance to make this lovely house your new home.







Hallway

Bathroom 6'0" x 5'0" (1.83m x 1.52m)

Dining Room 10'0" x 8'0" (3.05m x 2.44m)

Lounge 14'0" x 11'10" (into bay) (4.27m x 3.61m (into bay))

Kitchen
12'9"x 12'8" narrowing to 10'0" (3.89mx 3.86m narrowing to 3.05m)

First Floor Landing

Bedroom One 14'0" x 10'0" (4.27m x 3.05m)

Bedroom Two
13'0" (into alcove) x 6'1" (3.96m (into alcove) x 1.85m)

Bedroom Three 7'0" x 7'0" (2.13m x 2.13m)

Front Garden
Driveway and shared drive

Rear Garden
South Facing

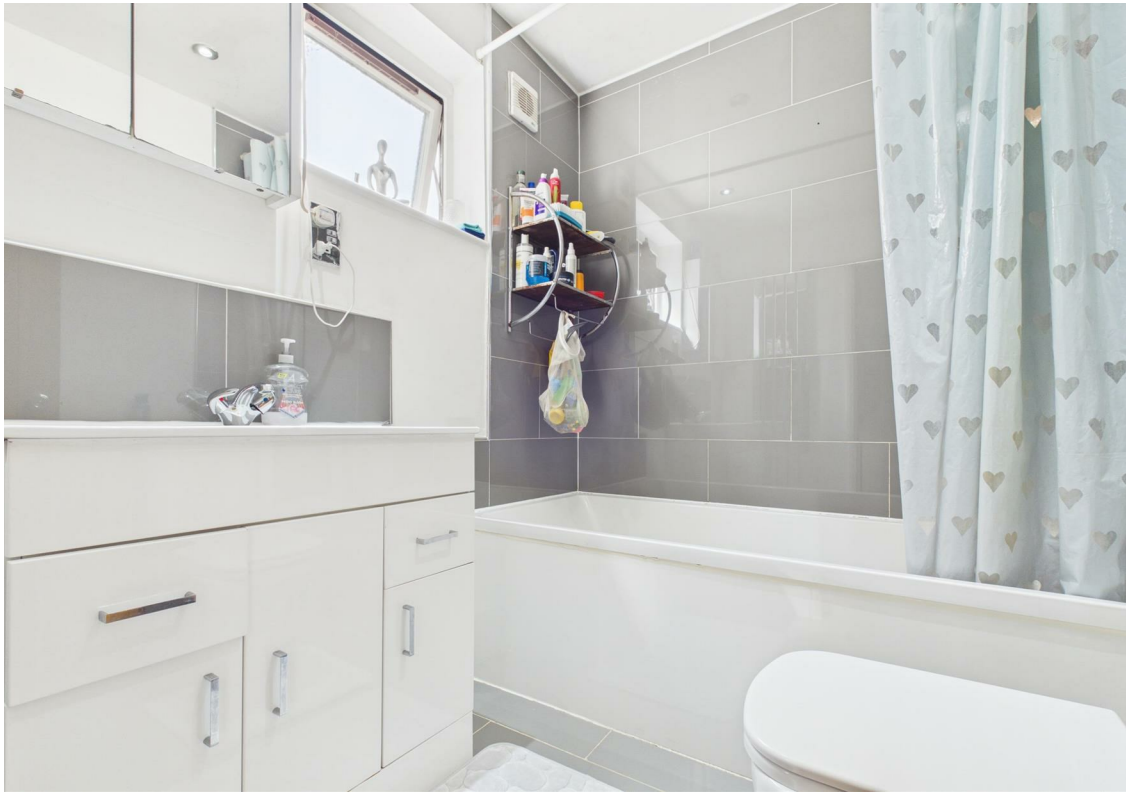
Garage 16'0" x 8'0" (4.88m x 2.44m)

Lanes Estate Agents Enfield Reference Number
ET5336/AX/AX/AX/140526













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

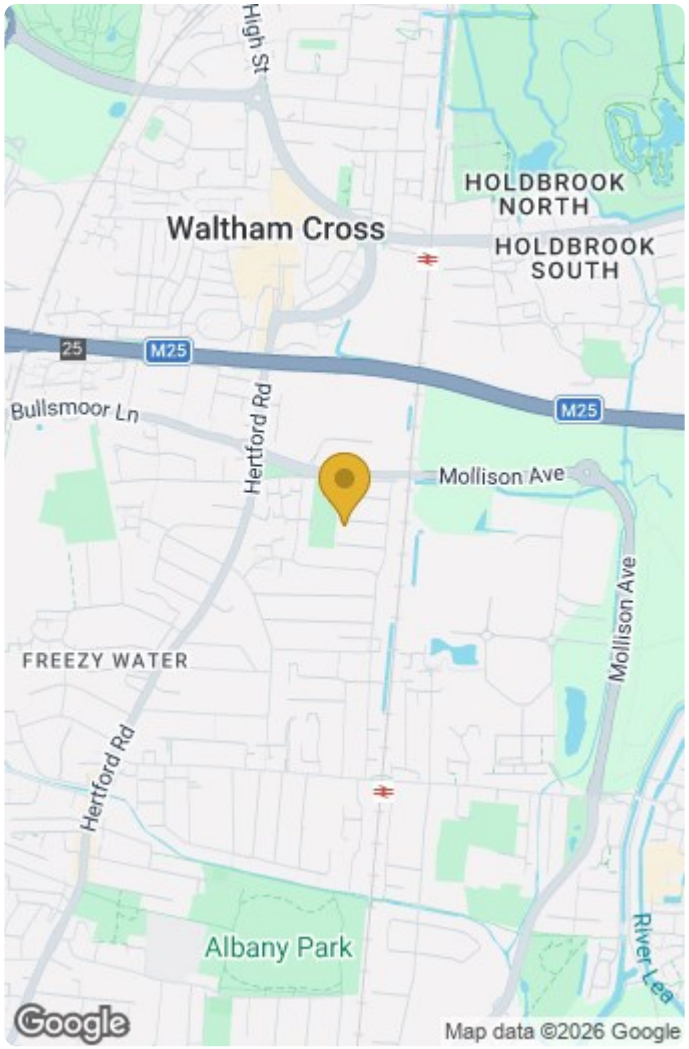
81.9 m²

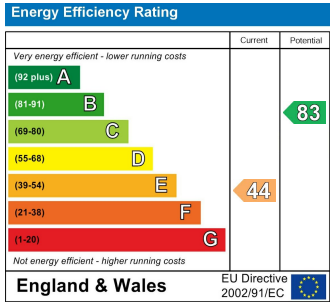
881 ft²

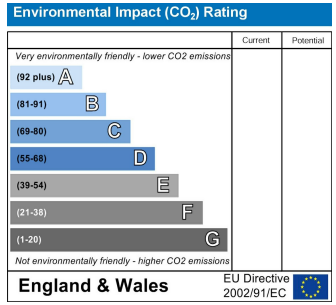
(1) Excluding balconies and terraces

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

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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.

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