



29 Vian Avenue, Enfield, EN3 6LQ

£425,000

Lanes
ESTATE AGENTS

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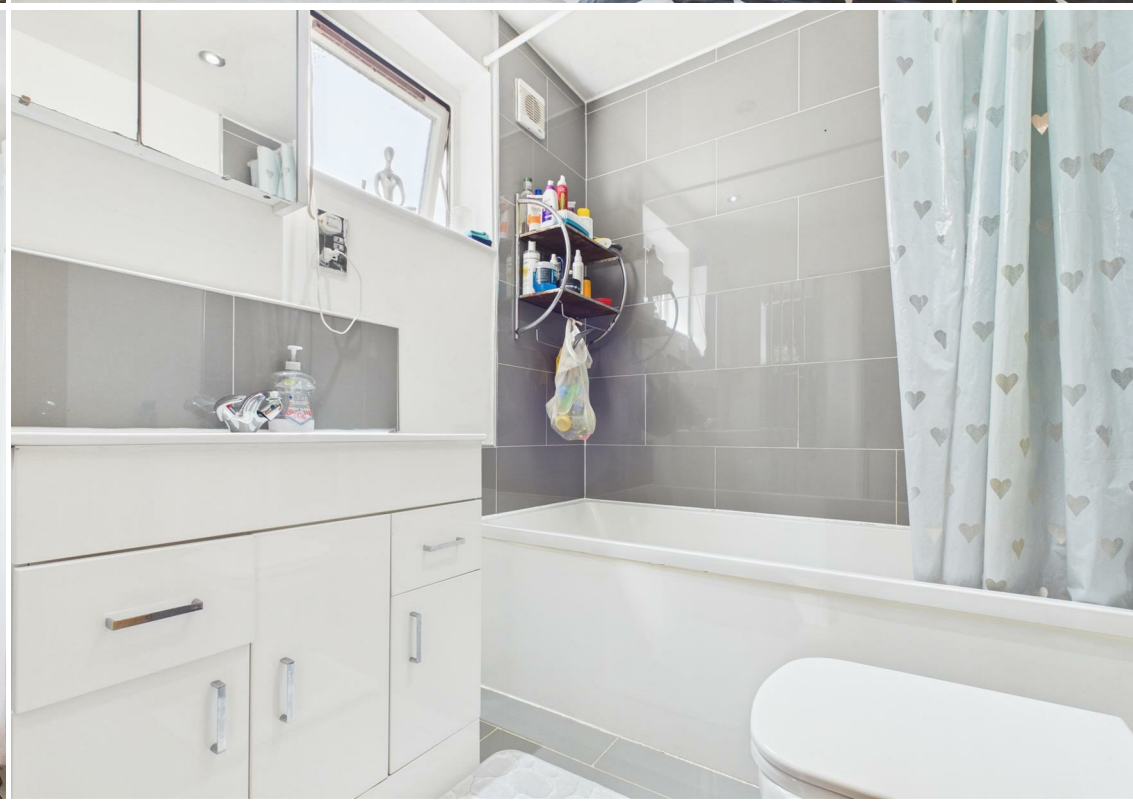
Nestled in a tranquil cul-de-sac on Vian Avenue, Enfield, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. With two spacious reception rooms, including a separate lounge and dining area, this home is perfect for both relaxation and entertaining. The 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

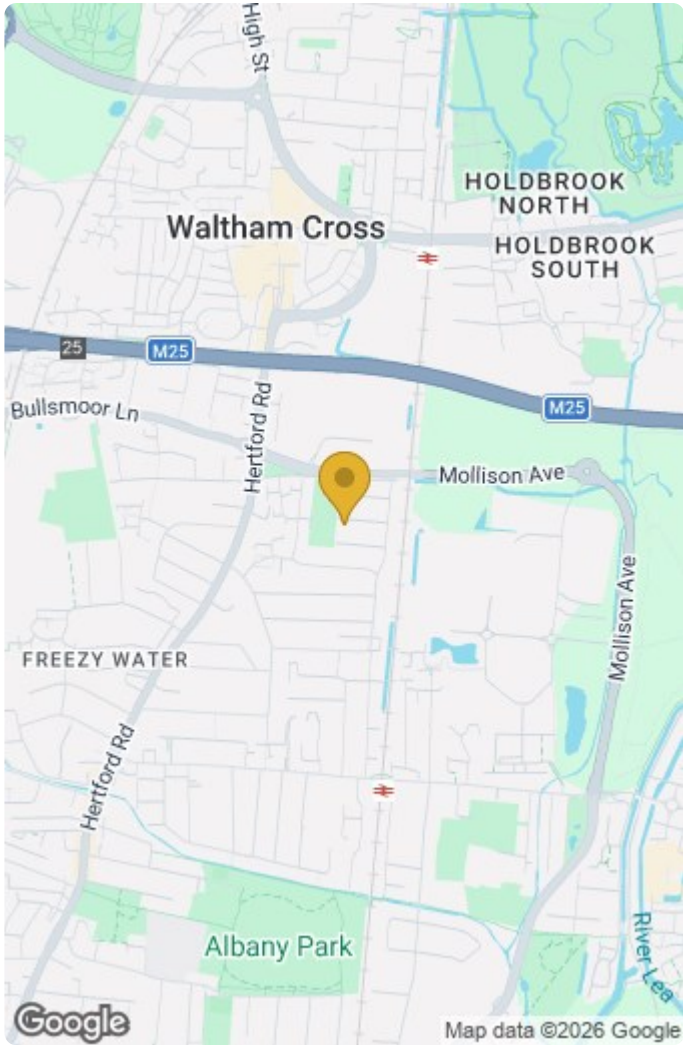
(1) Excluding balconies and terraces

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

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.



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	