



68 Lyndhurst Gardens, Enfield, EN1 2AP

£350,000



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Located on Lyndhurst Gardens, Enfield, this delightful two-bedroom first floor maisonette offers a perfect blend of comfort and convenience. With a share of the freehold, this property presents an excellent opportunity for both first-time buyers and those looking to downsize.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The maisonette boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the private rear garden, a tranquil outdoor space perfect for enjoying sunny days or hosting barbecues. Additionally, the inclusion of a garage adds to the practicality of this home, offering secure storage for your vehicle or other belongings.

The loft access allows for extra storage. This maisonette is not only a comfortable living space but also a canvas for your future aspirations.

With its prime location in Enfield, you will find yourself within easy reach of local amenities, parks, and excellent transport links, making it an ideal choice for modern living. This property truly encapsulates the essence of a welcoming home, ready for you to make it your own.



**Hallway**

**Lounge** 16'0" x 10'0" (4.88m x 3.05m)

**Kitchen** 10'0" x 6'9" (3.05m x 2.06m)

**Bedroom One** 12'0" x 10'0"

**Bedroom Two** 9'1" x 8'8" (2.77m x 2.64m)

**Bathroom** 5'11" x 5'7" (1.80m x 1.70m)

**Rear Garden**

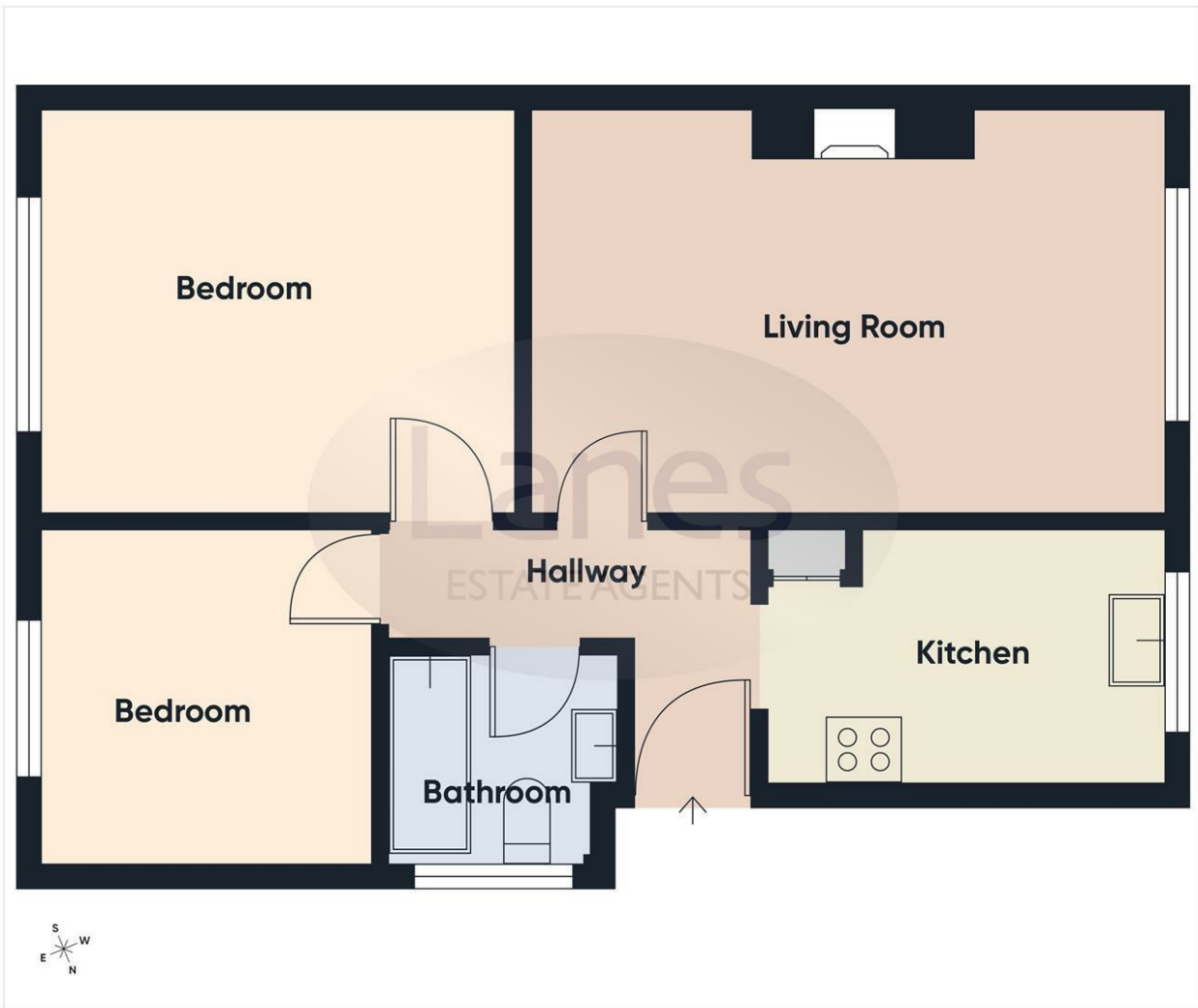
**Garage**

**Lanes Estate Agents Enfield Reference Number**

ET5337/AX/AX/AX/180526





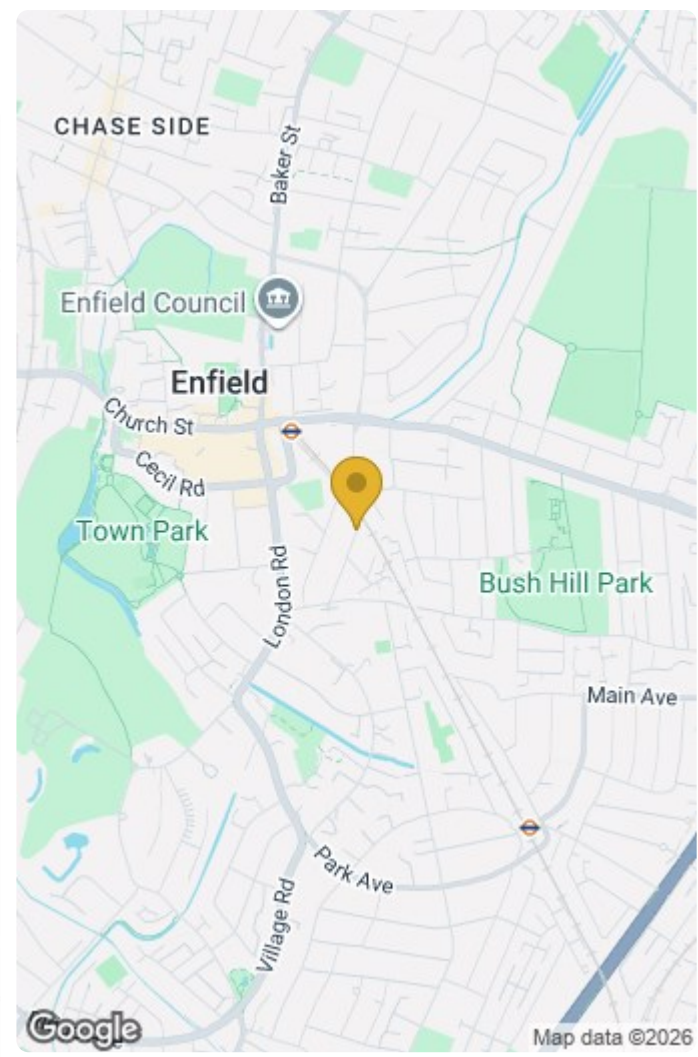


Approximate total area<sup>m</sup>  
47.5 m<sup>2</sup>  
511 ft<sup>2</sup>

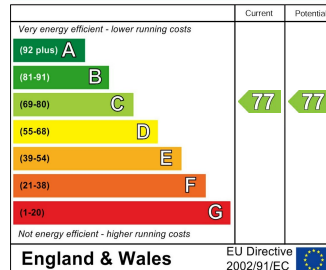
(1) Excluding balconies and terraces

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

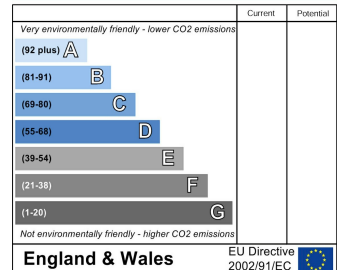
GIRAFFE360



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**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.

