**55. Haileybury Avenue, Enfield, EN1 1JJ**

**Offers In The Region Of £575,000**

Lanes
ESTATE AGENTS

# 55. Haileybury Avenue, Enfield, EN1 1JJ

Nestled in the charming neighbourhood of Haileybury Avenue, Enfield, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests.

With three inviting bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The layout is thoughtfully designed to maximise comfort and functionality. The bathroom is conveniently located, catering to the needs of the household with ease.

The location of this property is particularly appealing, offering a blend of suburban tranquillity and accessibility to local amenities. Residents can enjoy nearby parks, schools, and shops, making it an ideal setting for family life.

This terraced house on Haileybury Avenue is not just a place to live; it is a place to create lasting memories. With its charming features and practical layout, it is a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

| | |
|---|---|
| **Door to** | |
| **Hallway** | |
| **Living room** | 26'2" x 11'5" (8 x 3.5) |
| **Kitchen - Dining** | 16'8" x 14'9" (5.1 x 4.5) |
| **Bedroom One** | 13'5" x 10'9" (4.1 x 3.3) |
| **Bedroom Two** | 12'1" x 10'9" (3.7 x 3.3) |
| **Bedroom Three** | 7'10" x 6'6" (2.4 x 2) |

**Reference**
ET5357GA14092026

Floor 0

Floor 1

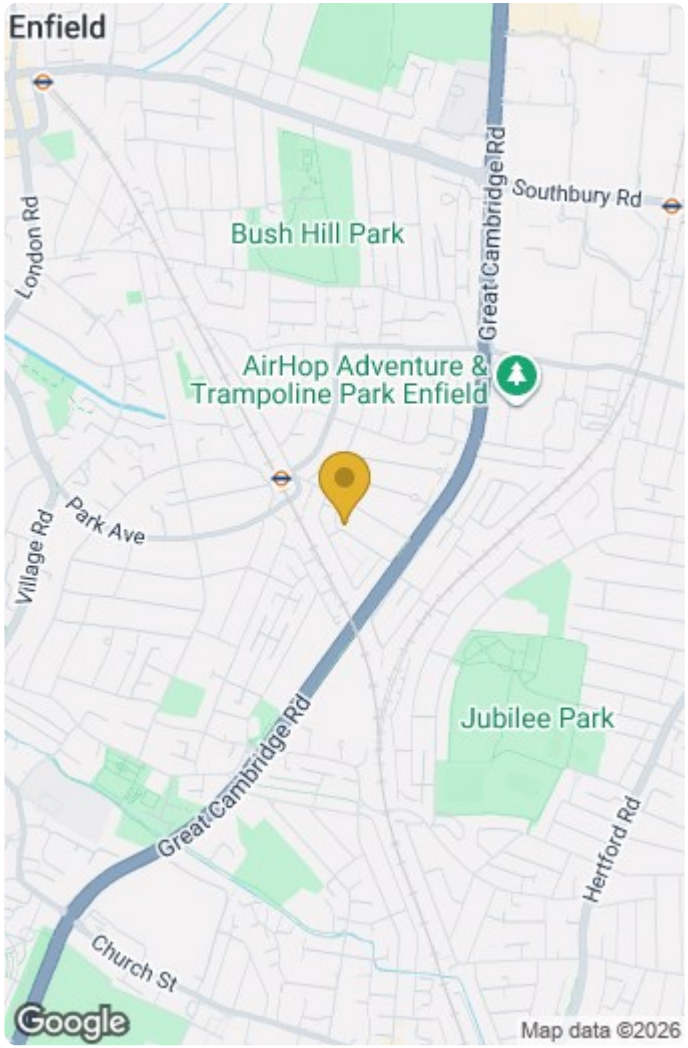
Approximate total area(1)

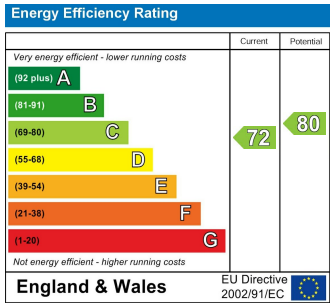
86.4 m²

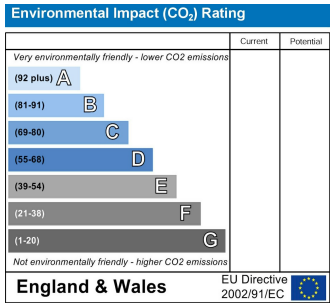
(1) Excluding balconies and terraces

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.

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

**Tel:** 020 8342 0101 **Email:** et@lanesproperty.co.uk www.lanesproperty.co.uk