

Lanes

ESTATE AGENTS

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16 Bresse Avenue, Enfield, EN1 4UU

£410,000

Lanes are delighted to present this STUNNING TWO DOUBLE BEDROOM HOUSE immaculately presented throughout. The property benefits from a spacious lounge/diner, two double bedrooms and modern and stylish kitchen and bathroom. The owners have also created an undercover outdoor space ideal for entertaining plus shed with power and lighting and built in BBQ unit.

Located on a quiet cul-de-sac this property comes with off road parking, is close to all travel links and local amenities. Please call Lanes now for a viewing.



FRONT

Paved driveway for one car, extra allocated space adjacent, path to front.

HALLWAY

With laminate flooring, radiator, coving to ceiling, door to kitchen and to lounge/diner.

LOUNGE/DINER

20'9 x 12'1 (6.32m x 3.68m)

Lovely bright lounge with laminate flooring, radiator, coving to ceiling, carpeted stairs to first floor landing, dado rail, double French Doors to garden.

KITCHEN

11'2 x 8'2 (3.40m x 2.49m)

Stylish and modern kitchen with a good range of base and eye level units and work surface, sink with mixer taps and hand held pressure tap. Integrated oven with hob and extractor filter hood over, plumbing for both washing machine and dishwasher and space for fridge freezer. Tiled flooring, chrome radiator, built in microwave, coving to ceiling and double glazed windows to front.

LANDING

Laminate flooring, coving to ceiling, airing cupboard and access to fully boarded/carpeted loft with pull down stairs.

BEDROOM ONE

12'1 x 11'0 (3.68m x 3.35m)

Beautifully presented main bedroom benefitting from built in wardrobe space. Radiator, coving to ceiling and double glazed windows to front

BEDROOM TWO

13'0 x 7'3 (3.96m x 2.21m)

Further double bedroom with built in wardrobe space, radiator, coving to ceiling, laminate flooring and double glazed window to rear.

BATHROOM

Modern bathroom comprising of panelled bath with shower attached and shower screen, hand basin and low level WC. Tiled flooring and walls, chrome towel radiator, spotlights, extractor fan and shaving point.

GARDEN

Good size fully enclosed south east facing garden. With ideal sheltered patio area, laid to lawn, path to rear which houses a shed with workshop area with power and lighting and a built in BBQ.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronix ©2021.

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.

