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8 Orchard Way, ENFIELD, EN1 3BZ

£800,000

OPEN DAY SATURDAY 17th APRIL BY APOINTMENT ONLY

Immaculately presented stunning FIVE BEDROOM HOUSE located in the Willow Road area that has been updated throughout to create a beautiful family home. The centrepiece of the house is the extended kitchen/diner with bi-fold doors looking out onto the fully enclosed garden and is ideal for entertaining or pure relaxation. On the first floor you will find three bedrooms plus extended modern bathroom and stairs to loft conversion with two good size bedrooms and shower room. The garden benefits from a newly built garden room to the rear currently used as a TV room and there is a separate area for storage. To the front is a driveway with parking for up to two cars.

Walking distance to Enfield Town and Enfield Chase Train Station and Town Centre and good schools close by.



FRONT

Paved driveway with parking for two cars, side access to rear garden.

HALLWAY

Warm welcoming hallway with laminate flooring, radiator, stylish understair storage space with pullout drawers, door to WC, monitored alarm, hive heating system, double glazed windows to side and carpeted stairs to first floor landing.

LOUNGE

13'5 x 11'9 (4.09m x 3.58m)

Light bright reception room with laminate flooring, feature fire place and double glazed windows to front with fitted blinds.

DOWNSTAIRS WC

Low level WC, hand basin, tiled floors and walls, extractor fan and double glazed window to side.

KITCHEN/DINER/LIVING AREA

29'5 x 17'6 (widest) (8.97m x 5.33m (widest))

Stunning extended kitchen with bi-folds opening up on to the fully enclosed rear garden. The kitchen comprises of Neff integrated products - full length fridge and freezer, washing machine, tumble dryer and dishwasher. A range of stylish white base and eye level units, caesarstone worktops, sink with drainer and mixer taps and glass splash back.

Large island ideal as a breakfast bar with caesarstone worktop and incorporating storage space and wine cooler. Neff hob with extractor filter hood over, integrated oven and microwave.

In the lounge/dining area double glazed windows to side, velux windows with electric blinds, bifolding doors to garden, tiled floors, smoke alarm and spotlights.

FIRST FLOOR LANDING

Carpeted stairs to second floor landing and entrance to:

BEDROOM ONE

13'5 x 11'3 (4.09m x 3.43m)

Large bright double bedroom with carpeted flooring, stylish built in wardrobes, radiator and double glazed windows to front.

BEDROOM TWO

11'5 x 11'3 (3.48m x 3.43m)

Second double room benefitting from built in wardrobes, carpeted flooring, radiator and double glazed windows to rear.

BEDROOM THREE

8'2 x 6'7 (2.49m x 2.01m)

Good size single with carpeted flooring, radiator and double glazed window to front.

BATHROOM

Beautiful extended bathroom comprising of bath with mixer taps, shower cubicle, hand basin with vanity unit below and low level WC. Wall mounted storage cupboards, tiled floors and walls, towel radiator, extractor fan and frosted double glazed windows to rear.

SECOND FLOOR LANDING

Carpeted flooring with smoke alarm and entrance to:

BEDROOM FOUR

10'9 x 10'1 (3.28m x 3.07m)

Carpeted flooring, radiator, spotlights and double glazed windows to front.

BEDROOM FIVE

17'4 (longest) x 8'8 (5.28m (longest) x 2.64m)

Carpeted flooring, radiator, eaves storage, spotlights and velux windows to front.

SHOWER ROOM

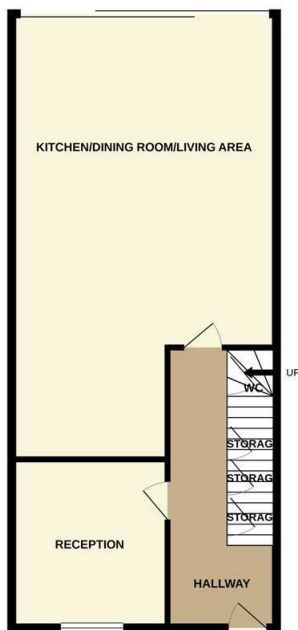
Comprising of walk in shower cubicle, hand basin, low level WC, tiled floors and walls, chrome towel radiator, extractor fan and frosted double glazed window to rear.

GARDEN

Fully enclosed 70 foot rear garden with part patio, part lawn, path to rear of garden, side access to front, power to side and water tap.

Garden room with power and lighting, TV point, laminate flooring, and storage space to side for gardening equipment.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021.

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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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