

# Lanes

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**43 Holly Walk, Enfield, EN2 6QB**

**Offers In The Region Of £500,000**

A rare opportunity to acquire this delightful and unique two double bedroom cottage terrace, located in one of Enfield's most sought-after turnings in the heart of the picturesque Conservation Area walking distance to the Town Centre and both Enfield Chase and Enfield Town Train Stations.

Beautifully presented, this deceptively spacious property has been lovingly maintained and modernised by the current owner whilst keeping many of the original features.

From the spacious lounge and kitchen/diner to the two double bedrooms and large fully enclosed south west facing garden with GARAGE this is a must see property.



### FRONT

Attractive front with picket fence and paved area.

### PORCH

Front door to porch area.

### LOUNGE

14'8 x 13'1 (4.47m x 3.99m)

Beautiful spacious lounge benefitting from a feature fire place. Laminate flooring, two radiators, double glazed sash window to front, under stair storage, stairs to first floor landing and opening to kitchen and bathroom.

### KITCHEN

16'1 (longest) x 14'3 (widest) (4.90m (longest) x 4.34m (widest))

Impressive, cottage style kitchen with range of base and eye level units and work surface. Sink with mixer taps and splash back tiles, gas hob with extractor fan over, wall integrated oven, integrated fridge/freezer, plumbing for washing machine, double glazed windows to rear and doors to garden.

### BATHROOM

Comprising of walk in shower cubicle, hand basin with mixer taps and vanity unit below and low level WC. Tiled floors, part tiled walls, velux window, extractor fan and chrome towel radiator.

### LANDING

Laminate flooring, access to left and entrance to:

### BEDROOM ONE

14'2 x 10'6 (4.32m x 3.20m)

Good size double bedroom with laminate flooring, built in wardrobes, radiator, hand basin and double glazed sash windows to front.

### BEDROOM TWO

11'5 x 9'1 (3.48m x 2.77m)

Second double bedroom with laminate flooring, radiator, built in wardrobes, hand basin and double glazed sash windows to rear.

### GARDEN

Long south west facing fully enclosed garden. Patio, well maintained plants to sides, garage and gate to rear.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and 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 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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