

# LANCASTER ROAD

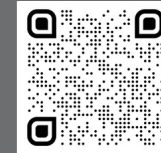
ENFIELD - EN2

THOMAS  
JAMES



- 4 BEDROOM HOUSE
- 2 BATHROOMS
- FULLY EXTENDED

- SOUTH FACING GARDEN
- NEUTRAL DECOR
- CLOSE TO TRANSPORT



FOR SALE  
O.I.E.O £550,000  
FREEHOLD

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ENFIELD - EN2

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## 4 BEDROOM HOUSE

OFFERS IN EXCESS OF £550,000 FREEHOLD

### IN BRIEF

This charming Victorian four bedroom terraced house in Enfield is within easy walking distance of local shops, good schools, and a train station. The property has been thoroughly renovated, including a loft extension and the addition of a garden room in the sunny, south-facing garden.

### PROPERTY DESCRIPTION

There's plenty of living space with 1,345 sq ft set over three floors and a 67 sq ft garden room. The property has been modernised throughout and has primarily white décor that maximises the sense of light and space. It's double glazed and has contemporary fixtures and fittings in all rooms.

The main living space on the ground floor is the spacious open plan living / dining room. Formerly two separate rooms and now connected by a wide archway, this extends over 22 ft from the front bay window to the rear window, which has a garden view. Bespoke plantation shutters on the front bay window add privacy and character, and there's also an original cast-iron fireplace. The room splits naturally into a front lounge area and a rear dining zone, and the latter has a door directly to the kitchen.

The wide galley kitchen has fitted floor and wall cabinets that house integrated appliances. There's good natural light from a window above the sink, and doors to the garden and the utility room (which has a bathroom with a bath, corner shower, and washbasin).

COUNCIL TAX BAND: E  
ENFIELD COUNCIL

EPC RATING: D

FREEHOLD



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## PROPERTY DESCRIPTION CONTINUED.....

The first floor is home to three double bedrooms. The largest of these at the front of the property measures almost 15ft by 12ft and has a large fitted wardrobe great natural light from two windows with plantation shutters, including an attractive bay. The second (loft) floor houses two generously sized rooms: a double bedroom with bespoke fitted cupboards and eaves storage, and a bathroom with a bath, washbasin console, WC, and fitted cupboards. The bedroom has a Velux window, and the bathroom has an obscured glass window.

The property has good kerb appeal, with a considered monochrome colour scheme including a low dark grey brick wall, a white rendered façade, and a graphite grey front door and windowsills. The sunny, south-facing rear garden is landscaped and suitable for year-round use, with a paved terrace that wraps around the rear of the house, an artificial turf lawn, and a smart garden roof, all enclosed by stylish dark grey shiplap fencing. The garden has an open aspect and is not directly overlooked.

## LOCAL LIFE

The property sits in a Victorian terrace amidst a selection of local independent shops, and the town centre of Enfield is just a mile to the south, a five minute cycle or drive.

Gordon Hill station just a ten minute walk (half a mile) away has Great Northern trains direct to Moorgate in the City with journey times of 35-40 minutes.

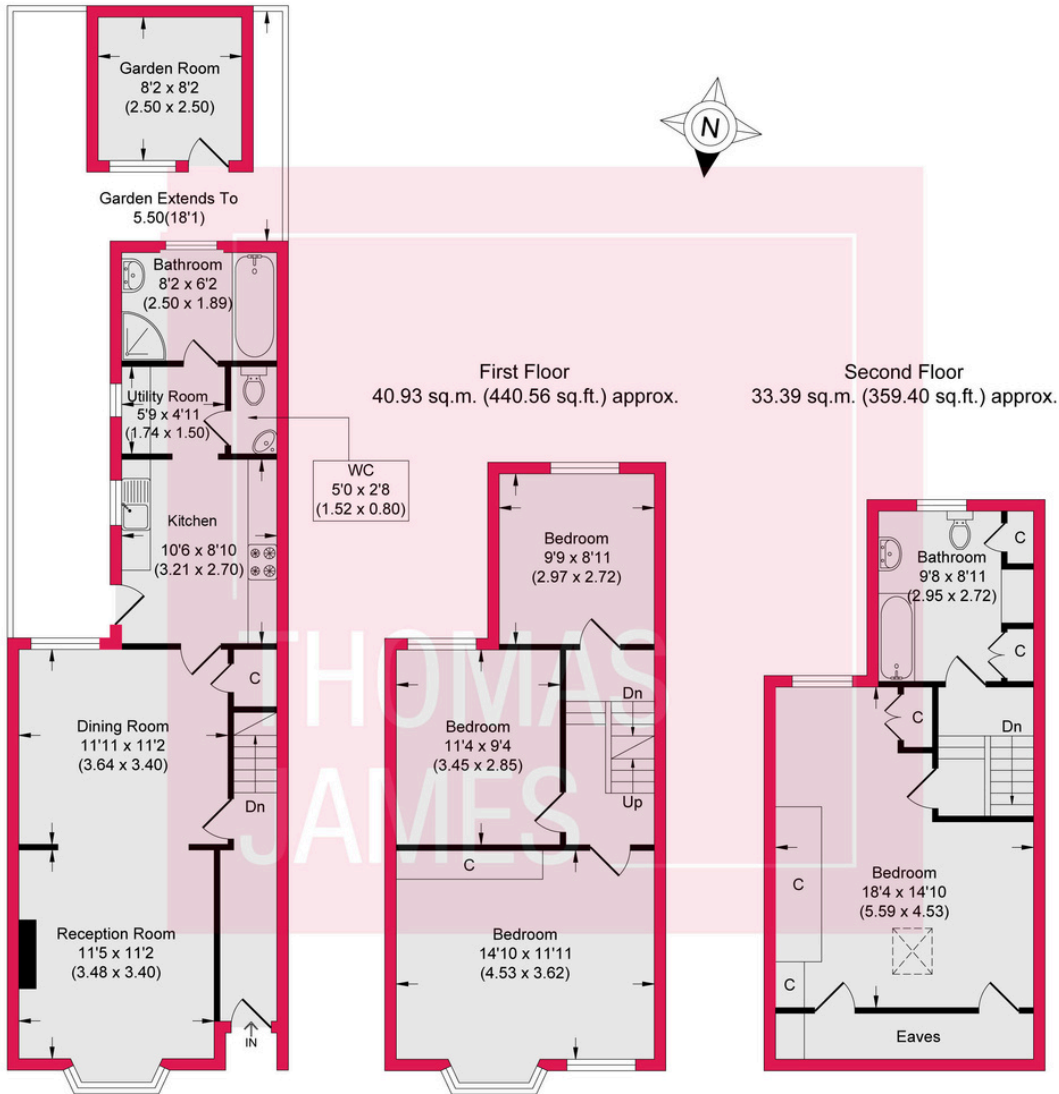
There are plenty of green spaces nearby, including 62-acre Hilly Fields Park just a five minute walk from the property.

TRANSPORT



Ground Floor  
50.61 sq.m. (544.76 sq.ft.) approx.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 124.93 sq.m. (1344.72 sq.ft.) approx.  
(EXCLUDING OUTBUILDING)

OUTBUILDING AREA : 6.25 sq.m. (67.27 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

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TOILET RULES  
If you see a sign, read it  
If a sign says "No Smoking"  
Do not smoke in the toilet  
If you see a sign that says  
"No Alcohol" do not drink  
If you see a sign that says  
"No Litter" do not litter  
Please remain seated for the  
other passengers  
GENTLEMEN  
Stand when it is your turn  
to use the toilet



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