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12a Garnault Road, Enfield, EN1 4TR

Offers In Excess Of £500,000

Lanes are delighted to offer this THREE/FOUR BEDROOM SEMI DETACHED townhouse situated conveniently for the A10/M25 transport links and within the catchment for WORCESTERS PRIMARY SCHOOL. Amongst many benefits, some are to include; WEST FACING REAR GARDEN with extended lawn area to rear, 23' KITCHEN/DINER, EN-SUITE to master bedroom, uPVC double glazing, GROUND FLOOR CLOAKROOM, gas central heating, GROUND FLOOR STUDY/BEDROOM and much more. Internal viewing highly recommended - Call now to avoid disappointment.



Inner Hallway

Laminate wood flooring, coving to ceiling, stairs to first floor landing, radiator, under stairs storage cupboard, doors to study/bedroom four, kitchen/diner.

Kitchen/Diner

23'0" x 14'6" (7.01m x 4.42m)

Eye and base level units, laminate wood flooring, space for fridge/freezer, plumbed for washing machine, space for tumble dryer and dishwasher, space for gas oven with extractor hood over, stainless steel sink with mixer tap, part tiled walls, coving to ceiling, two radiators, television aerial point, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear aspect leading to rear garden, cupboard housing 'Worcester' boiler.

Study/Bedroom Four

15'11" x 8'0" (4.85m x 2.44m)

uPVC double glazed window to front aspect, radiator, laminate wood flooring.

Ground Floor Cloakroom

uPVC double glazed frosted window to side aspect, low flush WC, wash hand basin with mixer tap, radiator, extractor fan.

First Floor Landing

Access to lounge, door to bedroom two.

Lounge

19'10" x 15'5" (6.05m x 4.70m)

uPVC double glazed window to front aspect, radiator, coving to ceiling, stairs to second floor landing, telephone point, television aerial point.

Bedroom Three

15'6" x 5'10" (4.72m x 1.78m)

uPVC double glazed window to rear aspect, fitted cupboard.

Second Floor Landing

Loft access, fitted cupboard, doors to bedrooms one, two and bathroom.

Bedroom One

12'5" x 9'4" to fitted wardrobe (3.78m x 2.84m to fitted wardrobe)

uPVC double glazed window to front aspect, radiator, coving to ceiling, fitted wardrobe, arch to en-suite.

En-Suite

Heated towel rail, uPVC double glazed frosted window to front aspect, coving to ceiling, spotlights to ceiling, tiled flooring, pedestal wash hand basin with mixer tap, bidet, low flush WC, walk in shower cubicle, part tiled walls.

Bedroom Two

11'4" x 8'5" (3.45m x 2.57m)

uPVC double glazed window to rear aspect, radiator.

Bathroom

uPVC double glazed frosted window to rear aspect, spotlights to ceiling, coving to ceiling, pedestal wash hand basin, bath with mixer tap and shower attachment, heated towel rail, low flush WC, part tiled walls.

Exterior - Front

Off street parking for two cars.

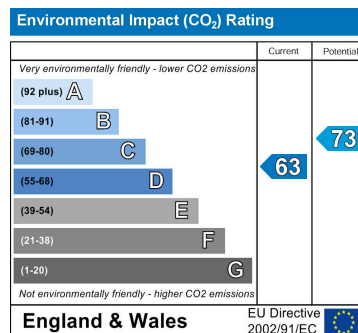
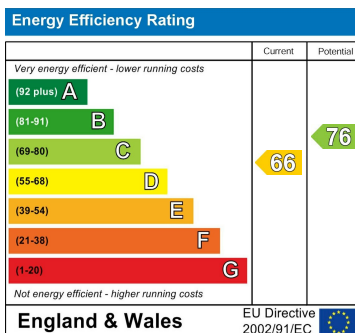
Exterior - Rear

Side pedestrian gate, part paved area, rest laid to lawn, outside tap, pond, shrub borders, extended garden at side of out building, timber built shed, door to out building.

Out Building

19'7" x 8'8" (5.97m x 2.64m)

Double glazed window to side aspect, power and lighting, eye and base level units.



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.



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