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**13b Hawthorn Grove, Enfield, EN2 0DS**

**Offers In Excess Of £550,000**

Immaculately presented three bedroom house built in 2013. Built over three floors this ideal family home boasts exceptional downstairs living space opening up onto the eye catching modern kitchen.

The property also benefits from downstairs cloakroom, en-suite to main bedroom, modern family bathroom and fully enclosed rear garden with shed. The bedroom on the first floor has been opened up into one large bedroom with dressing area but can easily be divided back into two separate good size bedrooms.

The property is located within walking distance of Gordon Hill Station, local bus transport, shops and within catchment area of good schools. Viewing highly recommended.





#### FRONT

Paved driveway.

#### HALLWAY

Welcoming hallway with wood flooring with underfloor heating, useful under stair storage space, storage cupboard housing boiler, carpeted stairs to first floor landing and door to downstairs cloakroom.

#### LOUNGE/DINER

20'7 x 14'8 (6.27m x 4.47m)

Extremely spacious and impressive living room that benefits from bespoke, stylish storage space and bi-folding doors with Japanese Vertical Panels. Wood flooring with underfloor heating, spotlights, ceiling windows creating ample natural light and open entrance to kitchen.

#### KITCHEN

10'5 x 8'5 (3.18m x 2.57m)

Modern, contemporary kitchen with a range of gloss white base and eye level units and worktop. One and a half sink with drainer, new range oven with five rings and integrated fridge/freezer, washing machine and dish washer. Wood flooring with underfloor heating, spotlights and double glazed window with fitted blinds to front.

#### DOWNSTAIRS WC

Low level WC, hand basin, tiled floor and walls and extractor fan.

#### FIRST FLOOR LANDING

Carpeted flooring, double glazed windows with fitted blinds to front and carpeted stairs to second floor.

#### BEDROOM

22'10 x 8'4 (6.96m x 2.54m)

Originally two bedrooms partition wall has been removed to create bedroom with large dressing area. Fitted wardrobes, carpeted flooring, spot lights and double glazed window to front and rear.

#### BATHROOM

7'11 x 6'3 (2.41m x 1.91m)

Contemporary style bathroom comprising of bath with hand held shower, oval hand basin and low level WC. Stylish shelving built in to wall, spot lights, chrome towel radiator, tiled floor to ceiling and double glazed window with fitted blinds to rear.

#### BEDROOM

14'2 x 9'1 (4.32m x 2.77m)

Loft conversion creating stylish bedroom and en-suite. Bespoke wardrobes, carpeted flooring, eaves storage, velux window, double glazed window with fitted blinds to rear, radiator and door to en-suite.

#### EN-SUITE

Comprising of shower cubicle, hand basin and low level WC. Chrome towel radiator, tiled from floor to ceiling, extractor fan and velux window.

#### GARDEN

Well presented fully enclosed rear garden with part patio and part lawn with well maintained plants and shrubbery to sides. Shed with power and lighting to rear, outside lighting and water tap.

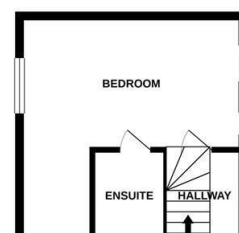
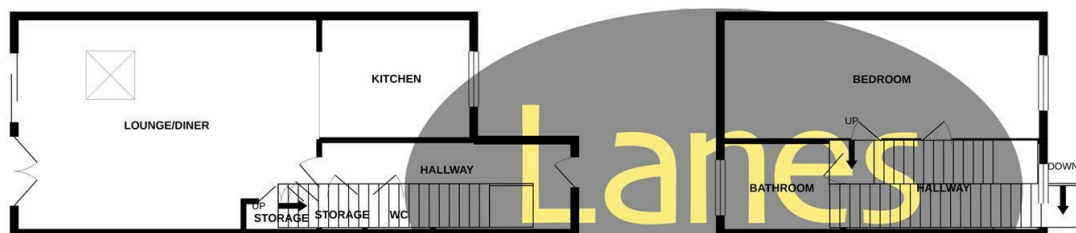
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		94
(81-91) B	83	
(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		

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.

2ND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



ESTATE AGENTS

TOTAL FLOOR AREA : 1049 sq.ft. (97.4 sq.m.) approx.

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.  
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#### 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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