

LYNN STREET, ENFIELD EN2



IN OUR OPINION An IDEAL STARTER HOME..! The Property OFFERING GENEROUS ACCOMMODATION THROUGHOUT, Situated within this POPULAR & Vibrant Location Between Lancaster Road & Chase Side with it's Shopping Facilities of Independent Shops, Restaurants, Coffee Bars. Wonderfully Located with a CHOICE OF RAIL STATIONS Leading into CENTRAL LONDON & TUBE CONNECTIONS at FINSBURY PARK STATION, Bus Routes with Road Links to M25, SOUTHGATE & Beyond. Excellent OPPORTUNITY.

An EXCELLENT CHOICE of SCHOOLS For All Ages, with POPULAR Nearby PARKLANDS of Hilly Fields & The FORTY HALL ESTATE Popular with Families, Walkers, Joggers & Dog Walkers. Viewing HIGHLY RECOMMENDED..!

In Brief Reception Hall, TWO RECEPTIONS, FIRST FLOOR BATHROOM, DOUBLE BEDROOMS, Gas Central Heating, GARDENS to FRONT & REAR COURTYARD GARDENS, Nicely Presented. FURTHER SCOPE (Subject To Planning-Building Regulations Approval) Creating Further Accommodation Into the LOFT AREA or EXTENDING Further to THE GROUND FLOOR & In Our Opinion REALISTICALLY PRICED.

GUIDE PRICE £440,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Hard wood & partly glazed door leading to.

RECEPTION HALLWAY:

12' 0" x 3' 0" (3.66m x 0.91m)

Cornice to ceiling, dado rail, laminated flooring, radiator, stairs to first floor with doors leading to receptions of lounge and dining room.

LOUNGE:

13' 2" x 10' 5" (4.01m x 3.17m)

Featuring Cast Iron fire place with surround, cornice to ceiling, radiator, laminated flooring, double doors leading into the dining room creating through access between the two receptions and double glazed windows to bay window.

DINING ROOM:

11' 5" x 10' 5" (3.48m x 3.17m)

Laminated flooring, radiator, built-in cupboards combing shelving window to rear as part under stair storage cupboard and door leading into the kitchen.

KITCHEN:

11' 0" x 8' 5" (3.35m x 2.57m)

Range of units to base & eye level with worktop surfaces, single stainless steel sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher, radiator, dual aspect windows and door leading into the gardens.

FIRST FLOOR LANDNG:

Split level landing, cupboards coving to ceiling, access to loft area, doors to bedrooms and bathroom.

BEDROOM ONE:

11' 5" x 10' 10" (3.48m x 3.30m)

To fitted wardrobes, radiator, laminated flooring,

dual double glazed windows to front aspect.

BEDROOM TWO:

10' 8" x 7' 10" (3.25m x 2.39m Into recess)

Radiator and window to rear aspect.

BATHROOM:

Comprising paneled bath with mixer taps & shower attachments wash hand basin, low flush wc, walk-in shower cubicle, wall mounted gas boiler, partly tiled walls, radiator and Upvc double glazed to rear aspect.

EXTERIOR:

FRONT:

Shingled with front retaining wall.

REAR:

Crazy paved steps leading to courtyard with flower border, also having a number of shrubs & exterior tap. In our opinion nicely presented courtyard gardens.

ADDITIONAL NOTES:

The Location In Our Opinion is Excellent Presented stones throw away from Popular Shopping Parade of Chase Side & Lancaster Road with its Local Supermarkets, Restaurants, Coffee Bars, Roads Links to Oakwood, Southgate, M25 & A10. A Choice of Bus Routes with Enfield Towns Bus Station allowing a choice of routes. Popular Schooling for all ages including Secondary Schools Wren Academy, Chace Community School with Primary Schools of St Michael's & Lavender Primary Schools.

Also access to popular Parklands of Hilly Field, Forty Hall which is popular with Joggers, Dog Walkers & Family Walks. Also having a choice of sporting Clubs choice of Rail Stations & the nearby Chase Farm

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We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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Hospital. In Our Opinion The Property Offers Excellent Choice for a Starter Family home with Further Scope to Extend (Subject to Planning & Building Regulations Approval). Highly Recommended, Don't Miss Out..!

The Property is being Marketed with a Guide Price of £460,000.00 to £465,000.00

Offers In Excess Of £460,000.00. All formal Offers to be placed in writing with full disclosure to The Anti Money Laundering Regulations & Church's Terms & Conditions. .

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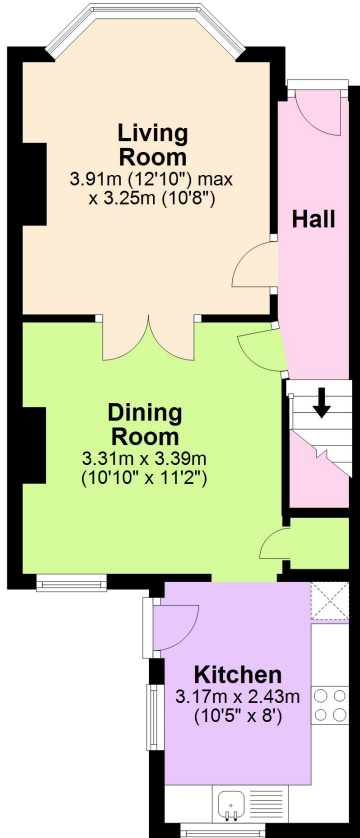
Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

Please Note: The Property is being Marketed with a Guide Price Of £440,000.00 - £450,000.00 with Offers In Excess Of £440,000.00.

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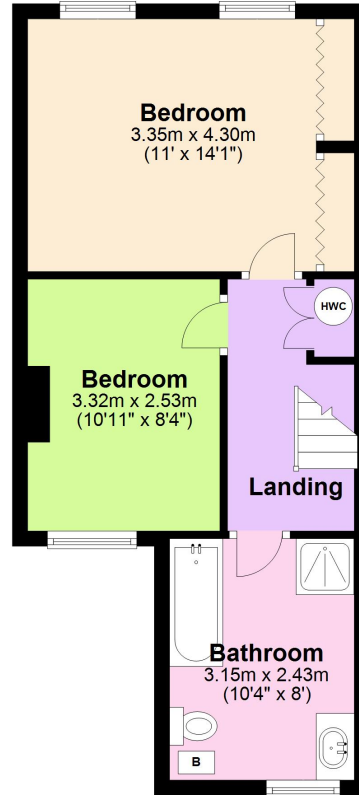
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



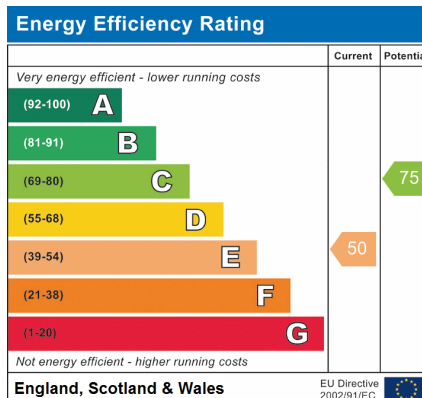
First Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.



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