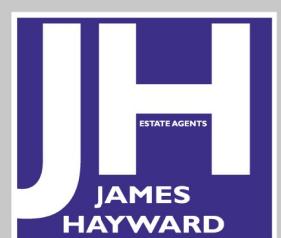




Lynmouth Avenue | | Enfield | EN1 2LP

Asking Price £700,000



Key features

- EXTENDED FOUR BEDROOM TERRACED HOME
- FRONT RECEPTION WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN-DINING ROOM
- DOWNSTAIRS CLOAKROOM
- FIRST FLOOR FAMILY BATHROOM & EN-SUITE SHOWER TO PRIMARY BEDROOM
- GOOD SIZED GARDEN WITH OUTHOUSE CURRENTLY USED AS AN OFFICE
- FRONT OFF STREET PARKING & REAR VEHICULAR ACCESS
- PLENTY OF STORAGE SPACE, PLANTATION SHUTTERS & JULIETTE BALCONY
- WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS, TRANSPORT & MOTORWAY LINKS
- ENFIELD TOWN, SPORTS & LEISURE FACILITIES ARE ALSO CLOSE BY



Description

James Hayward are delighted to offer, Lynmouth Avenue in Enfield, a delightful and well-presented, extended terraced house, which offers a perfect blend of classic character and modern convenience. Built in 1935, the property spans an impressive 1,335 square feet and features four bedrooms, making it an ideal family home.

Upon entering, you are welcomed into a bright reception room adorned with a feature fireplace, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the modern fitted kitchen-diner, which boasts direct access to the garden, a perfect space for entertaining or enjoying family meals.

The property also includes a family bathroom on the first floor, en-suite shower room to the primary bedroom on the top floor and a downstairs cloakroom, ensuring ample & convenient facilities for family living.

The garden itself is a good size, with a brick built outhouse currently used as office space but could be used in a variety of ways.

The property provides front off-street parking and rear vehicular access; convenience is at your fingertips.

This home is situated in a desirable location, offering easy access to local amenities, some highly regarded schools, Bush Hill Park main line station and motorway links, making it an excellent choice for families and professionals alike. With its blend of period charm and contemporary living, this four-bedroom terraced house is a must-see for anyone seeking a comfortable and stylish residence in Enfield.



Directions



A well presented, four bedroom extended terraced family home. The property provides bright & spacious living accommodation, complemented by a good sized garden with outhouse, currently used as an office. The front reception offers a cosy living space with feature fireplace; there is a modern fitted kitchen-dining room that leads into the rear garden and two bathrooms as well as a downstairs cloakroom, offer convenience for all. With front off street parking and rear vehicular access, there is no stress trying to find a parking space on your return home. Location wise, this lovely family home is ideally situated within easy reach of local amenities, some good schools, Bush Hill Park main line station and motorway links.



Floor plans



Ground Floor

First Floor

Second Floor



Lynmouth Avenue

Approximate Gross Internal Floor Area : 124.0 sq m / 1334.72 sq ft

(Excluding Garden / Office)

Garden / office : 23.20 sq m / 249.72 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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