



BREENS

Lombard Avenue

Enfield · EN3

£459,995

FREEHOLD



BREENS

THE HOME

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KEY FEATURES

- Three Bedroom Tunnel-Terraced Family Home
- Popular Residential Turning
- Side Tunnel Access
- Spacious 25FT Living Reception Room
- Galley Style Fitted Kitchen
- First Floor Family Bathroom
- Three Good Size Bedrooms
- Private Rear Garden Approximately 70FT With Room To Extend
- Front Off Street Parking For One/Two Vehicles

EPC RATING

C

COUNCIL TAX BAND

D

3

BEDROOMS

1

BATHROOMS

1

RECEPTIONS



FLOOR PLAN

APPROX. 752.00 SQ.FT

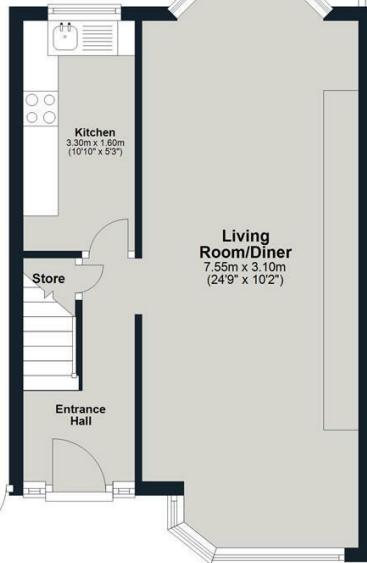
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Ground Floor

Approx. 34.2 sq. metres (367.3 sq. feet)
(excluding Garden)

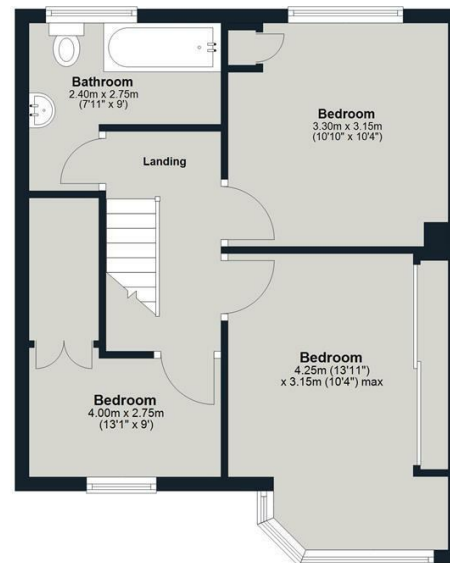
Garden

20.35m x 6.00m
(66'9" x 19'8")



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)
(excluding Landing)



Total area: approx. 69.9 sq. metres (752.0 sq. feet)

Lombard Avenue

GET IN TOUCH

020 8804 8989

enfield@breens.property

www.breens.property

VISIT US

557- 559 Hertford Road, Enfield, EN3 5UQ

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.