



7 Fillebrook Avenue, Enfield, EN1 3BA
Offers In Excess Of £750,000



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****A SPECIAL FAMILY HOME**** FOUR fantastic sized bedrooms, this property really is a SPECIAL home, refurbished throughout, this property benefits with its OWN driveway and garage, a utility room, downstairs w/c, TWO bathrooms, there is not much you need to ask for! LOCATED in the sought-after WILLOW ESTATE this family home benefits from being only being a stone's throw away from a parade of shops, and only a short walk to ENFIELD TOWN and ENFIELD TOWN STATION, great for London commuters.

CALL LANES TO BOOK YOUR APPOINTMENT - 020 8342 0101!!



HALLWAY

LIVING ROOM 13'8 x 11'52 (4.17m x 3.35m)

KITCHEN DINER BREAKFAST ROOM

13'95 x 17'40 (3.96m x 5.18m)

W/C

UTLITY ROOM 11 x 13'82 (3.35m x 3.96m)

LANDING

BEDROOM TWO 14'12 x 10'8 (4.27m x 3.25m)

BEDROOM THREE 10'05 x 11'05 (3.18m x 3.48m)

BEDROOM FOUR 7'27 x 6'45 (2.13m x 1.83m)

BATHROOM

BEDROOM ONE 13'4 x 16'9 (4.06m x 5.11m)

EN-SUITE

GARDEN

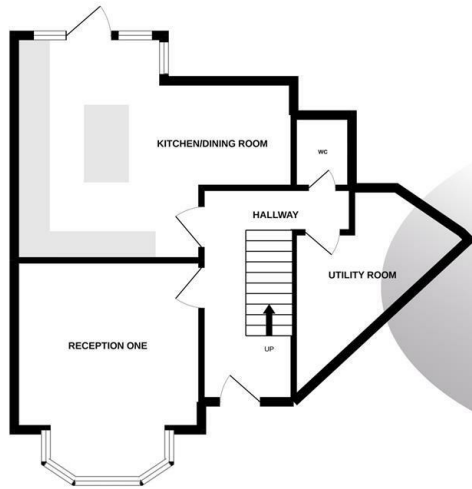
DRIVEWAY

GARAGE

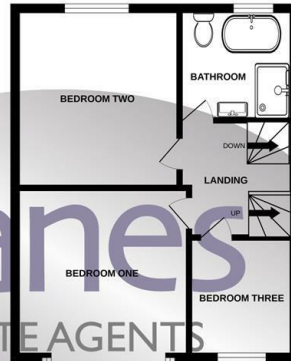




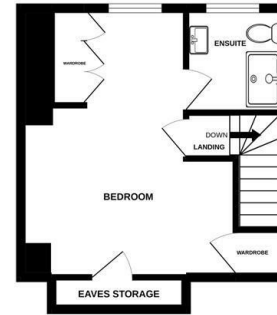
GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.

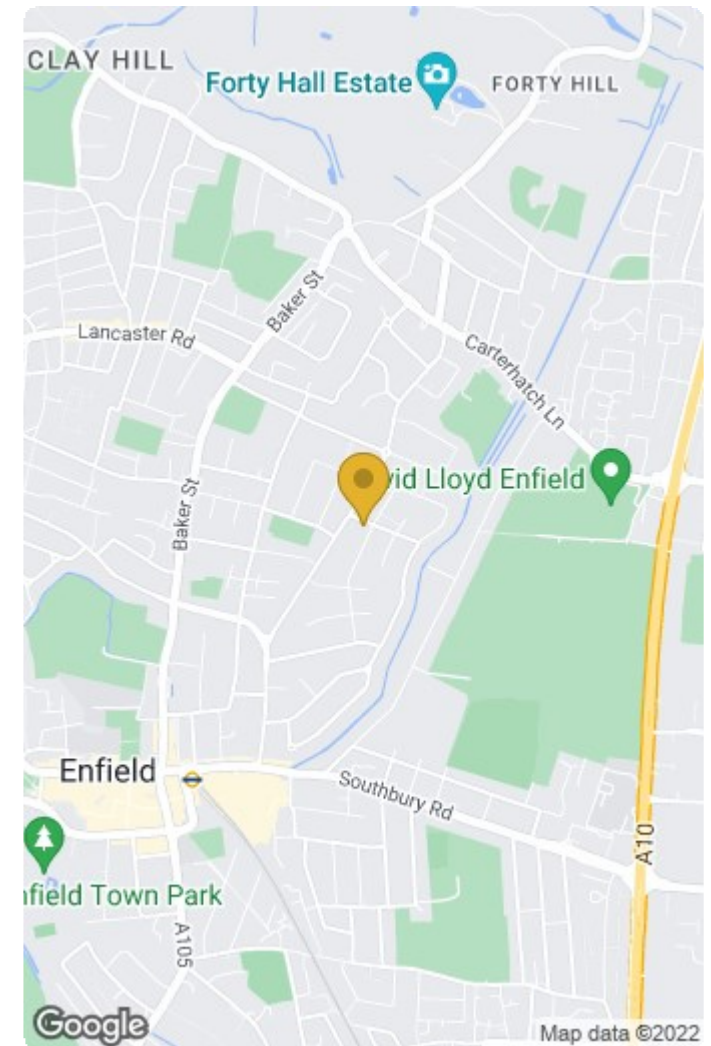


2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

