



17 Hardy Way, Enfield, EN2 8NN  
Offers In Excess Of £750,000





## 17 Hardy Way, Enfield, EN2 8NN

Lanes Enfield Town are pleased to present this RARE to market DETACHED TWO BEDROOM EXTENDED BUNGALOW located on a desirable QUIET CUL-DE-SAC off of Lavender Hill EN2. Situated a 10 minute walk to Gordon Hill Railway Station and a further 10 minutes to Sainsbury's Local.

The property comprises of a SPACIOUS LOUNGE, dining room and separate kitchen/diner, all with direct access to the garden. The benefits include an EN-SUITE to the main bedroom, an additional guest shower room, integral GARAGE, OFF STREET PARKING, beautiful wrap-around garden, storage cupboards and offered CHAIN FREE.

The W8 Bus (Stop D) stops directly outside Hardy Way and is one stop away from Gordon Hill Station. Other stops include Chase Side, Baker Street & Enfield Town Shopping Centre where you'll find lovely cafes, supermarkets and many more popular amenities. Easy access to the M25 and Chase Farm Hospital.



### Hallway

Radiator, carpets, three airing cupboards, doors leading to Reception One, Reception Two, Bathroom, Bedroom One and Bedroom Two.

### Reception One 20'5x16 (6.22mx4.88m)

Double glazed windows to side aspect, carpet, three radiators, feature fireplace, sliding uPVC doors to rear garden.

### Reception Two 13'5x12'6 (4.09mx3.81m)

Three radiators, carpet, sliding uPVC doors to rear garden.

### Kitchen 12'0x12'5 (3.66mx3.78m)

Double glazed windows to front, side and rear aspect. Fitted cooker. Integrated double gas oven. Gas hob. Under counter fridge and freezer. Plumbing for washing machine. Eye level units and base level units. Radiator. Double glazed door leading to garden.

### Bedroom One 10'9x17'6 (3.28mx5.33m)

Double glazed window to front aspect, carpet, fitted wardrobes, radiator, door leading to en-suite.

### En-Suite To Bedroom One 5'7x9'6 (1.70mx2.90m)

Double glazed frosted window to front and side aspect. Tiled walls. Panel enclosed bath with pillar taps and shower attachment. Pedestal hand basin with pillar taps. Closed couple W.C. Radiator.

### Bedroom Two 10'9x10'2 (3.28mx3.10m)

Double glazed window to front aspect, carpet, radiator.

### Shower Room

Frosted window to side aspect (onto en-suite), tiled walls, double shower, pedestal hand basin with mixer tap, closed couple W.C and heated towel rail.

### Garage 19'3x12 (5.87mx3.66m)

Window to rear aspect, uPVC door to rear garden, concrete floor, roller shutter to front aspect, power.

### Lanes Estate Agents Enfield Reference Number

ET5159/CS/CS/AX/300524









GROUND FLOOR  
1475 sq.ft. (137.0 sq.m.) approx.



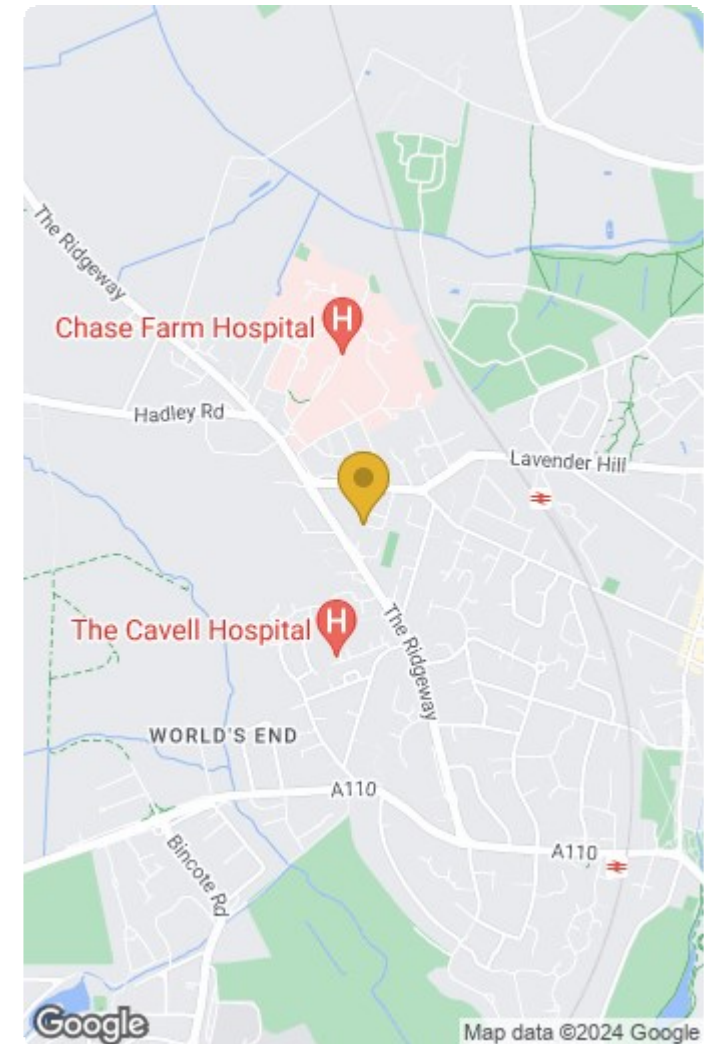
TOTAL FLOOR AREA: 1475 sq.ft. (137.0 sq.m.) approx.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
(82 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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