



76 Glenville Avenue, Enfield, EN2 0ES
£475,000



76 Glenville Avenue, Enfield, EN2 0ES

Lanes Estate Agents are pleased to present to the market this Victorian Three Bedroom Mid Terrace House. The property is situated in a sought after residential road, just a short distance from local shops and amenities. Conveniently located, this ideal family home is within walking distance of Gordon Hill Station (0.5 miles) which offers fast links into the city. The property has many benefits to include two reception rooms, a modern fitted kitchen with integrated appliances, first floor bathroom and more. Viewings are highly recommended to fully appreciate the property.



Inner Hallway

Stairs leading to first floor landing, radiator, doors leading to dining room and kitchen.

Lounge 13'2" x 10'0" (4.01m x 3.05m)

Double glazed bay window to front aspect, radiator, cast iron fireplace with wooden surround and access to dining room.

Dining Room 11'3" x 10'6" (3.43m x 3.20m)

Double glazed window to rear aspect, radiator and understairs storage cupboard.

Kitchen/Breakfast Room 18'6" x 7'5" (5.64m x 2.26m)

Two double glazed windows to side aspect, double glazed door leading to rear garden, eye and base level units with quartz worktop surfaces, radiator, fitted cooker, with gas hob and extractor hood, Integrated microwave and dishwasher, sink drainer unit, Space for fridge/freezer, washing machine and tumble dryer, spotlights, radiator, tiled flooring and tiled splash backs.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One 13'9" x 11'7" (4.19m x 3.53m)

Two double glazed windows to front aspect and two radiators.

Bedroom Two 12'4" x 8'8" (3.76m x 2.64m)

Double glazed window to rear aspect and radiator.

Bedroom Three 7'9" x 5'3" (2.36m x 1.60m)

Double glazed window to the rear aspect and radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low flush WC, pedestal wash basin with mixer, radiator and part tiled walls.

Exterior - Rear

Artificial lawn area with patio area.

Lanes Estate Agents Enfield Reference

ET5107/AX/AX/AX/181023





GROUND FLOOR
458 sq. ft. (42.5 sq.m.) approx.

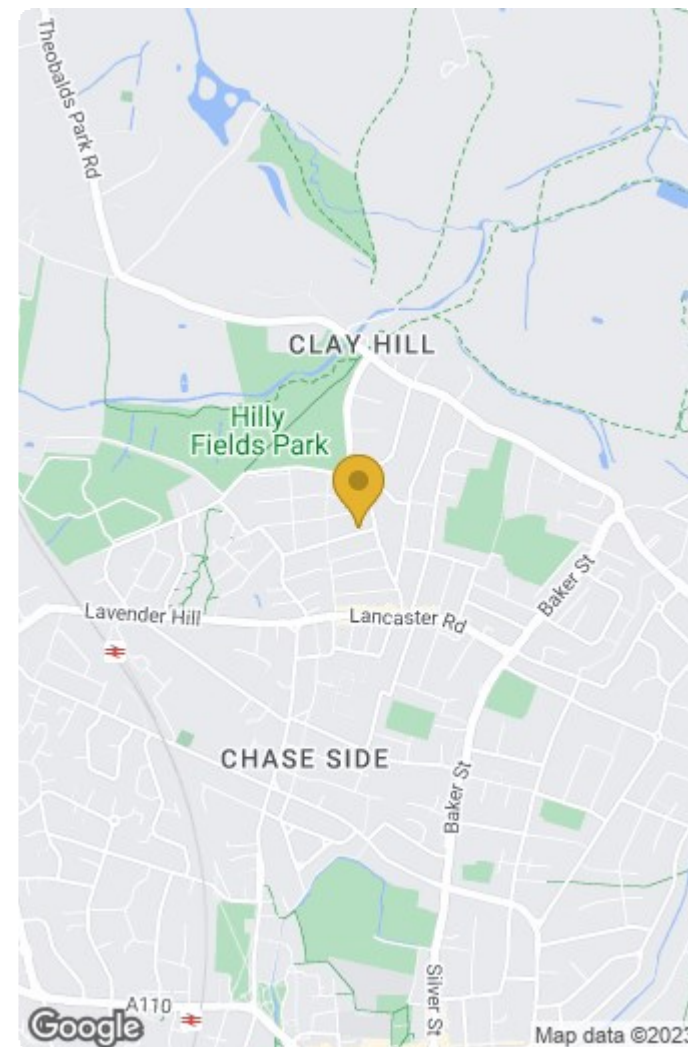
1ST FLOOR
404 sq. ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.
Made with Metropix ©2023

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			85
(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	

35 Church Street, London, EN2 6AJ

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

