



25 Brendon Way, Enfield, EN1 2LF

Offers Over £675,000

**Lanes**  
ESTATE AGENTS



## 25 Brendon Way, Enfield, EN1 2LF

**\*\*SEMI DETACHED & COMPLETED CHAIN\*\*** A beautifully appointed Harston built three bedroom end of terrace family house in a most sought after residential location within a short walking distance of Bush Hill Park Rail Station (Liverpool Street Line) and popular Raglan Junior School, Enfield Town multiple shopping centre is within easy reach.

**\*\*PLEASE NOTE THESE ARE TEMPOARY PHOTOS - MORE TO FOLLOW\*\***



HALLWAY

LIVING ROOM

DINING ROOM

W/C

CONSERVATORY

KITCHEN

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDEN

GARAGE











GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.

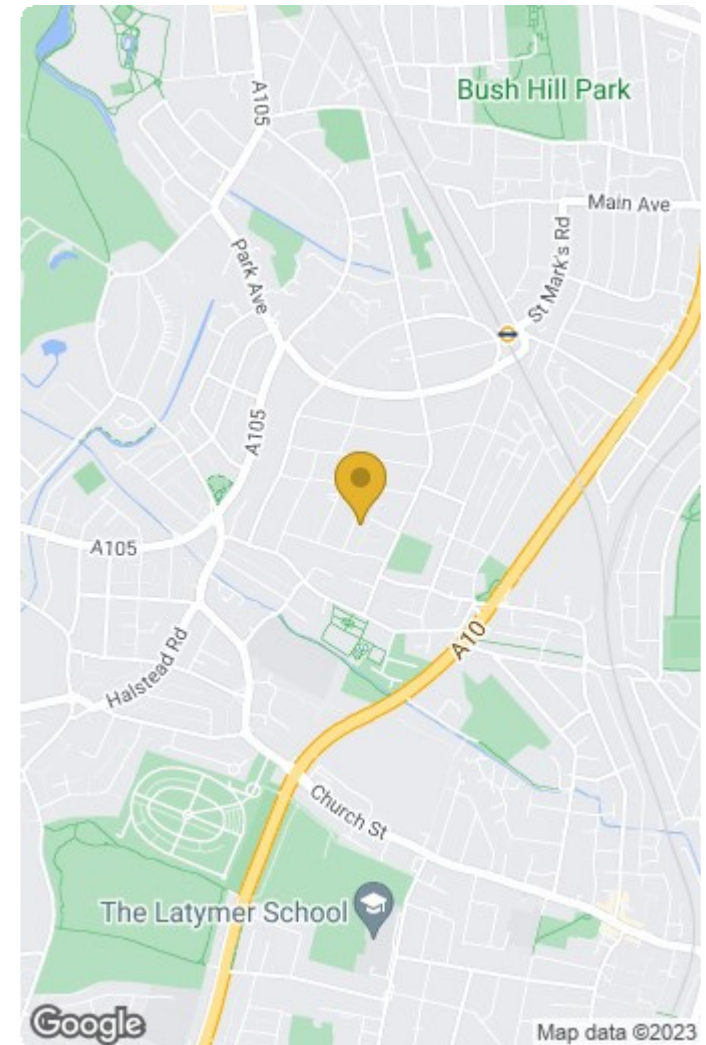


TOTAL FLOOR AREA: 1185sq.ft. (110.1 sq.m.) approx.

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.  
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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                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (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 |  |                         |           |
| (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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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