

## Lavender Hill, Enfield, EN2 0RD



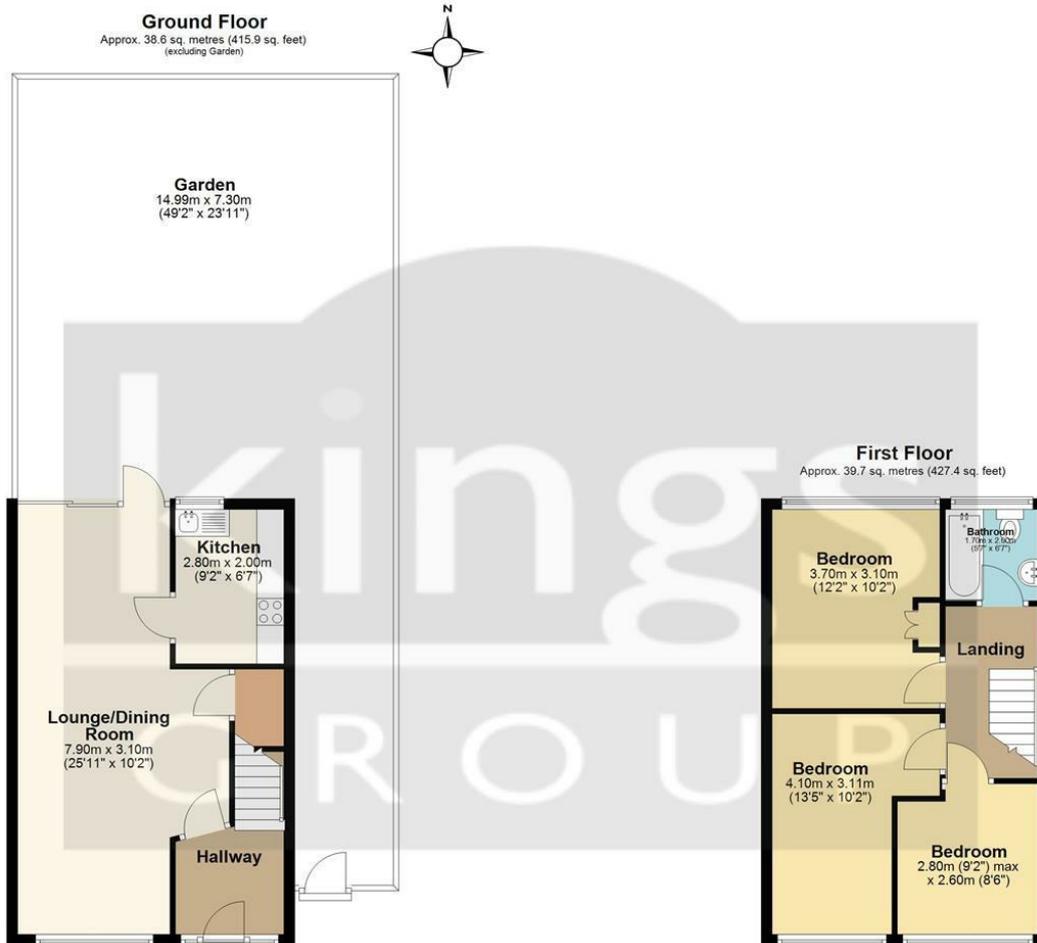
**£460,000**

Kings Group – Enfield Town are proud to present this chain free three bedroom semi-detached home, perfectly positioned in a highly desirable EN2 location. Offering everyday conveniences on your doorstep, this is a rare opportunity that should not be missed.

The property is within walking distance of a variety of local shops and dining options along Chase Side and Lancaster Road, while Enfield Town Centre is just a short drive away, providing an extensive selection of retail outlets, restaurants, and cafés. Commuters will benefit from excellent transport links, with Gordon Hill Station offering direct access into the City and a range of local bus services nearby. Road users will appreciate quick access to major routes including the M25, A406, and A10, ensuring seamless connectivity to surrounding areas and beyond.

Families will value the property's location within the catchment of some of Enfield's most sought-after schools, including Lavender Primary School, St Michael's CofE Primary School, and Wren Academy.





Total area: approx. 78.3 sq. metres (843.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

**Lavender Hill**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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