



Lee View, EN2 8RY  
Enfield





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\*Planning Permission Granted for Single Storey Side Extension, a 4.5 Meter Rear Extension, 2 Meter First Floor Rear Extension & Extension to front Porch \*

Kings Group-Enfield Town are delighted to present this DECEPTIVELY SIZED FIVE BEDROOM END TERRACE PROPERTY situated in Lee View, EN2.

If you are looking to upsize and find your forever family home, this could be the property for you. Conveniently positioned, this property is located within close proximity of Gordon Hill Station. In addition local shops and amenities are also within walking distance.

Accommodation is arranged over three floors and includes a spacious through lounge currently being used as a living area and a dining room to the ground floor. Also there is a modern fitted kitchen with integrated appliances and a downstairs cloakroom. Both the kitchen and lounge provide access to an impressive 20ft conservatory with a separate utility room. First floor accommodation provides three sizeable bedrooms and a shower room. The top floor comprises two further double bedrooms and a Jack and Jill bathroom. Furthermore the property also offers an approximate 40ft garden with a double garage to the rear and a driveway to the front for 3 vehicles.

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£630,000



- Substantially Sized Five Bedroom End Terrace Property
- Accommodating Through Lounge
- Driveway for 3 Cars
- Planning Permission Granted for Single Storey Side Extension, a 4.5 Meter Rear Extension, 2 Meter First Floor Rear Extension and Extension to front Porch
- Easy Access to Local Shops and Amenities

### Hallway

Stairs with under stairs storage leading to the first floor landing, Laminate flooring, Double radiator, Power points

### Through Lounge 23'07 x 13'25 (7.19m x 3.96m)

Double glazed window to the front aspect, Spotlights, Double radiator x2, Laminate flooring, Power points, Double glazed doors leading to the conservatory

### Kitchen 10'93 x 9'50 (3.05m x 2.74m)

Double glazed window to the rear aspect, Tiled flooring, Tiled splash backs, A range of base and wall units with flat top work surfaces, Integrated cooker with electric oven, Gas hob, Integrated chimney style extractor hood, Space for fridge/freezer, Sink drainer unit, Plumbing for washing machine, Integrated dishwasher, Spotlights, Power points, Double glazed door leading to the conservatory

### Downstairs WC

Double glazed opaque window to the side aspect, Tiled walls, Tiled flooring, Wash basin, Low level WC

### Conservatory 20'70 x 14'10 (6.10m x 4.52m)

Double glazed windows to the side and rear aspect, Double glazed door leading to the rear garden, Double glazed door leading to the side access, Double radiator, Tiled flooring, Power points, Base and wall units, Wash basin with vanity unit underneath

### Utility Space 11'12 x 4'29 (3.35m x 1.22m)

Tiled flooring, Tiled splash backs, Power points

### First Floor Landing

Stairs leading to the second floor landing, Laminate flooring

- Modern Fitted Kitchen
- An Impressive 20ft Conservatory with Access to Utility Room
- Double Garage to the Rear Aspect
- Within Close Proximity of Gordon Hill Station
- Side and Rear Access

### Bedroom 1 14'04 x 9'47 (4.37m x 2.74m)

Double glazed window to the rear aspect, Coved ceiling, Laminate flooring, Double radiator, Fitted wardrobes, Power points

### Bedroom 2 13'04 x 10'86 (4.06m x 3.05m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Fitted wardrobes, Power points

### Bedroom 3 9'64 x 7'05 (2.74m x 2.26m)

Double glazed window to the side aspect, Double radiator, Laminate flooring, Built in storage cupboard, Power points

### Shower Room 6'28 x 6'16 (1.83m x 1.83m)

Double glazed opaque window to the side aspect, Heated towel rail, Tiled flooring, Shower cubicle, Wash basin with mixer tap, Low level WC, Tiled walls, Spotlights

### Bedroom 4 19'70 x 10'11 (5.79m x 3.33m)

Double glazed window to the side aspect, Velux windows x2 to the front aspect, Spotlights, Double radiator, Laminate flooring, Eave storage, Power points

### Bedroom 5 12'72 x 7'95 (3.66m x 2.13m)

Double glazed window to the rear aspect, Spotlights, Double radiator, Laminate flooring, Built in storage cupboard, Power points

### Jack and Jill Bathroom 6'36 x 5'65 (1.83m x 1.52m)

Double glazed opaque window to the rear aspect, Spotlights, Heated towel rail, Tiled flooring, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap and vanity unit underneath, Low level WC

### Garden approx 40ft (approx 12.19mft)

Mainly laid to lawn with plant and shrub borders, Double garage to the rear, Rear access

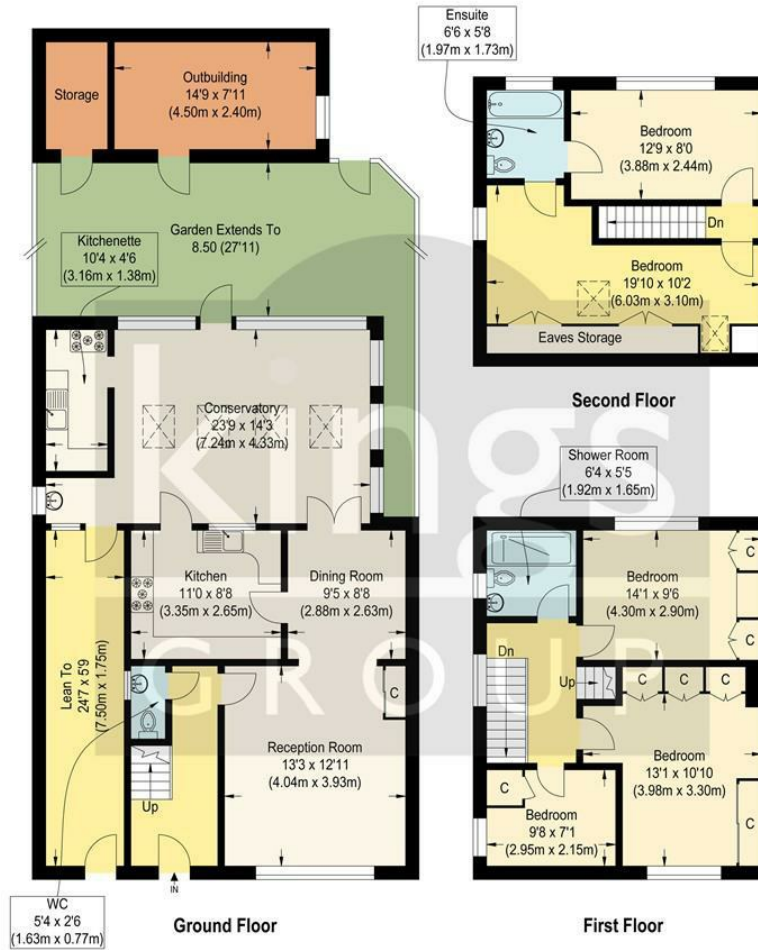








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68)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



### Lee View

Approximate Gross Internal Floor Area : 174.20 sq m / 1875.07 sq ft

(Excluding Outbuilding)

Outbuilding Area : 14.50 sq m / 156.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

