Lavender Hill, EN2 0RD
Enfield

kings GROUP

EN2
LOCAL FOOD &

Lavender Hill, EN2 0RD

PUBLIC NOTICE – The vendor has been in receipt of an offer of £440,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

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.

The ground floor comprises a spacious reception room, filled with natural light from both front and rear aspects, with sliding doors opening onto the rear garden. A fitted kitchen and useful understairs storage complete the accommodation on this level. Upstairs, there are three generously sized bedrooms and a three piece bathroom suite.

£460,000

- Chain Free
- A Generously Sized Front Garden with Scope to Install a Dropped Kerb (Subject to Consent)
- A Light Filled Reception Room Featuring Double Glazed Sliding Doors Opening onto the Rear Garden
- Offering Easy Access to Major Road Links, Including the M25, A10 and A406, Providing Convenient Connections to Surrounding Areas
- Within the Catchment of Well-Respected Local Schools, Including Lavender Primary and St Michael's CofE Primary School
- A Spacious Three Bedroom Semi-Detached Home, Ideally Situated in a Prime EN2 Location
- Just a Short Walk From a Variety of Shops and Popular Dining Spots Along Chase Side and Lancaster Road
- Conveniently Located a Short Distance From Gordon Hill Station, Providing Direct Links to Central London
- A Superb Opportunity for First Time Buyers, Growing Families, and Investors Alike
- Close to Green Spaces, including Hilly Fields Park

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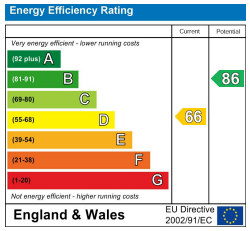
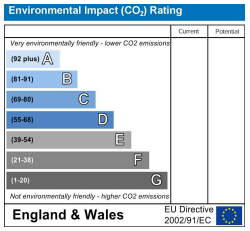
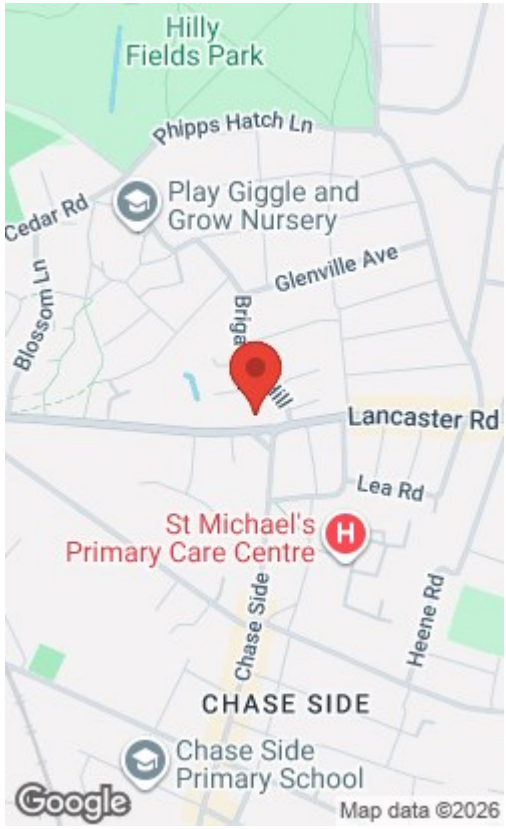
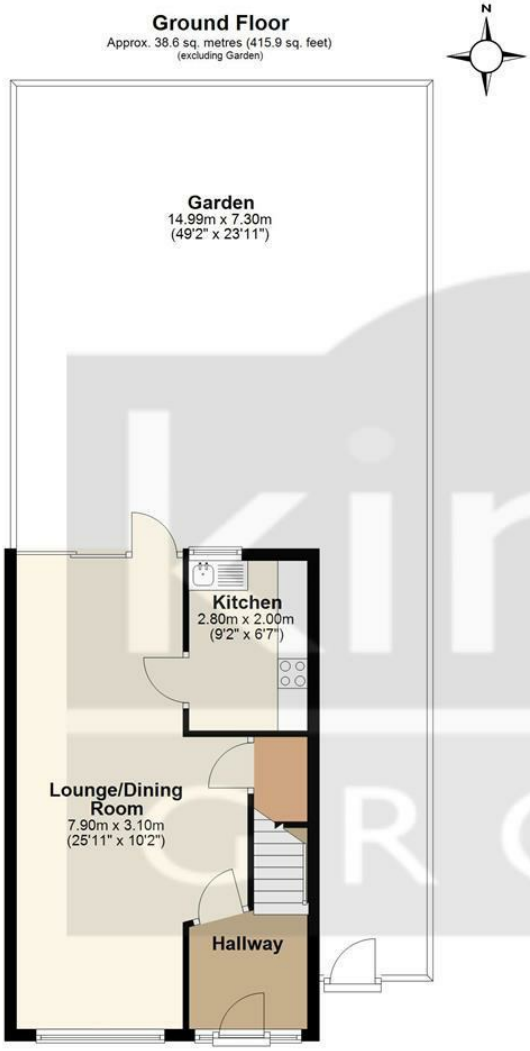






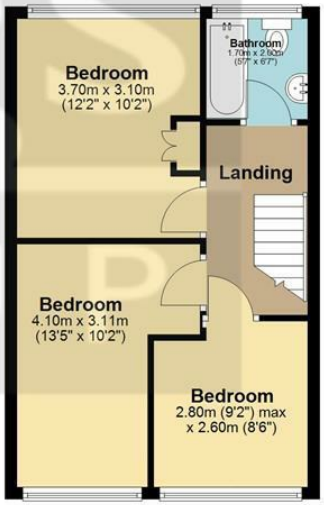
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)
(excluding Garden)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



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 illutrative purposes only and no responsibility for any error, ommison 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

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.

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