



Lavender Hill, Enfield

Offers Over £650,000

Havilands

the advantage of experience



- THREE BEDROOM SEMI-DETACHED HOUSE with Off-Street Parking
- Catchment of ONE DEGREE (Outstanding) ST MICHAEL'S CofE PRIMARY and WREN ACADEMY
- Walking Distance to GORDON HILL MAINLINE STATION (Moorgate approx 35 mins)
- Ideal Family Home
- Downstairs Cloakroom
- Conservatory
- Excellent Public Transport Links
- Within Easy Reach of Local Shops & Amenities inc. Sainsburys Local
- Balcony Terrace





Havilands are pleased to offer For Sale, this THREE BEDROOM SEMI-DETACHED HOUSE on Lavender Hill, EN2. Located off the sought after Ridgeway, this ideal family home offers 1470sqft of living space and is comprised of three bedrooms, family bathroom, reception room, through-lounge, kitchen, conservatory and downstairs cloakroom. The property also benefits from off-street parking, a mature rear garden and balcony terrace accessed via the master bedroom.

Ideally located for commuters, the property is within walking distance of GORDON HILL MAINLINE STATION offering direct rail links to central London (Moorgate approx 35 mins). Additionally, the property is well located for direct road links to the M25. Also in close proximity to the house are a number of public transport stops with routes into central Enfield and across the wider Borough. The house falls within the catchment area of sought after schools including ONE DEGREE (outstanding) and ST MICHAEL'S CofE PRIMARY SCHOOLS and WREN ACADEMY SECONDARY.

The house is also within easy reach of a number of local shops and amenities along Lancaster Road including Sainsburys Local as well as bars, restaurants and cafes along Chase Side and within Enfield town centre. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

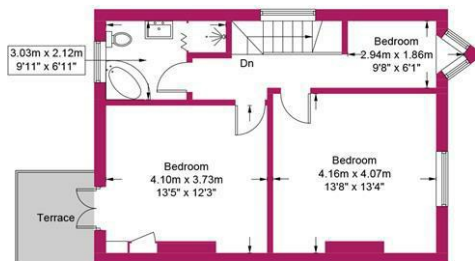
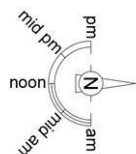
EPC Rating: Current 67(D); Potential 86(B)

For more images of this property please visit havilands.co.uk

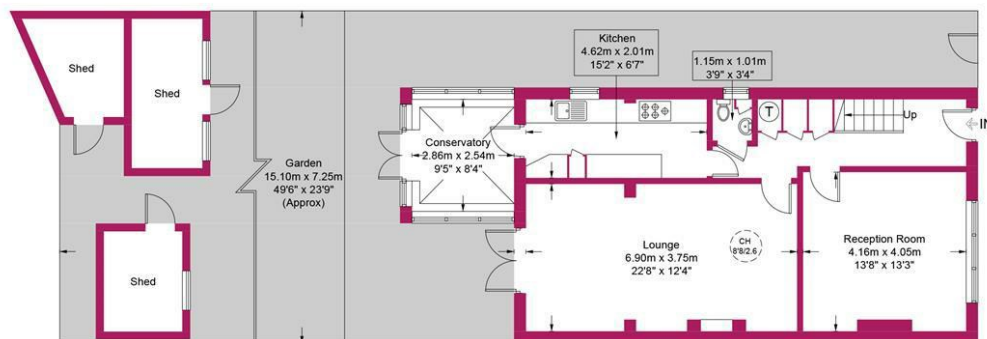
Lavender Hill, EN2

Approximate Gross Internal Area = 1470 sq ft / 136.6 sq m

Sheds = 128 sq ft / 11.9 sq m



First Floor



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

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