



**Lavender Hill, Enfield, EN2**

4 bedroom detached house for sale - £850,000

## **Lavender Hill, Enfield, EN2**

£850,000 - 4 bedroom detached house for sale

<https://mantlestates.com/>

### **Description:**

Mantlestates are pleased to offer this 4 bedroom DETACHED house with 4 EN-SUITES and 2 reception rooms. The property boasts a LARGE MODERN KITCHEN, has had planning permission to be built into 4 flats in the past. SOUTH FACING GARDEN & OFF STREET PARKING for upto 5 cars.

#### Entrance Hall:

Bay double glazed leaded window to side aspect x2, double door, double radiator, mosaic floor tiles.

Kitchen: (27'00 x 14'43) x (6'02 x 5'08) (7.96m x 4.40m) x (1.90m x 1.55m)

Double glazed window to front aspect, double glazed door to garden, stone work tops, butler sink with Mixer taps, range of wall and base level units, 5 ring gas hob, double oven, extractor, fitted microwave, Island with sunken sink, under unit spot lights, radiator, ceramic floor tiles.

Reception: 26'03 x 10'04 (8.04m x 3.17m)

Double glazed window to front aspect, double glazed door to garden, spot lights, radiators x 2, Ceramic floor tiles.

Lobby leading to...

Utility Area: 9'03 x 6'01 (2.85m x 1.98m)

Double glazed window to rear aspect, plumbed for washing machine and dryer, stainless steel sink, gas central heating boiler., ceramic floor tiles.

Downstairs W/c:

#### **Mantlestates**

2A Church Hill Road

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Low level flus w/c, wash hand basin, radiator, spot lights, ceramic floor tiles.

Reception: 14'09 x 9'03 (4.53m x 2.85m)

Double glazed window, radiator, wooden floor

Landing:

Double glazed window to rear aspect, loft access, wooden floor.

Bedroom: 20'09 x 9'05 (6.36m x 2.88m)

Double glazed window to front aspect x2, radiator x2, walk in wardrobe, laminate floor.

En-Suite: 9'04 x 7'05 (2.86m x 2.15m)

Jacuzzi bath with mixer tap, low level flush w/c, wash hand basin in vanity unit, heated towel rail, Spot lights, extractor, wall tiles, floor tiles.

Bedroom: 9'05 x 8'07 (2.89m x 2.64m) up to wardrobe

Double glazed window to front aspect, fitted wardrobes, radiator, laminate floor.

En-Suite:

Double glazed window to front aspect, bath with mixer tap and shower attachment, radiator, wash hand basin with mixer tap, low level flus w/c, part tiled walls, spot lights, floor tiles.

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Bedroom: 10'05 x 10'02 (3.20m x 3.11m)

Double glazed to rear aspect, radiator, laminate floor.

Wardrobe area: 7'07 x 5'00 (2.36m x 1.52m)

Double glazed to rear aspect, laminate floor.

En-Suite:

Shower cubicle, low level flush w/c, tiled wall, tiled floor,, wash hand basin, spot lights.

Bedroom: 14'10 > 6'08 x 13'07 > 6'04 (4.30m > 2.09m x 4.18m > 1.94m)

Double glazed to rear aspect, fitted wardrobes, laminate floor.

En-Suite:

Double glazed to rear aspect, shower cubicle, low level flush w/c, wash hand basin, tiled walls, floor tiles.

Exterior:

Rear Garden: 46'00 x 18'03 (14.02m x 5.58m)

South facing, patio area, astro turf garden shed.

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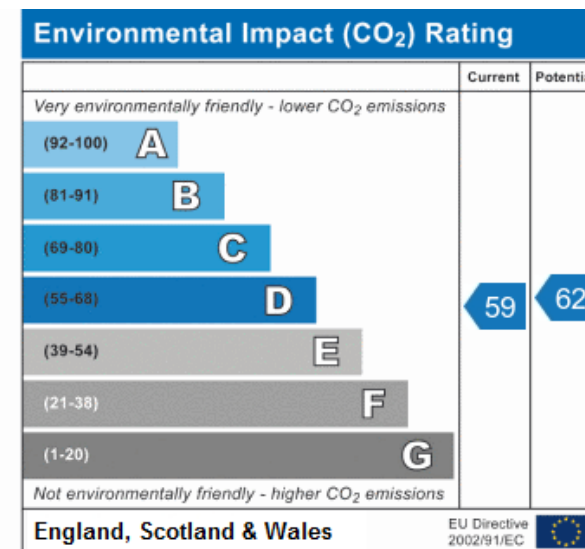
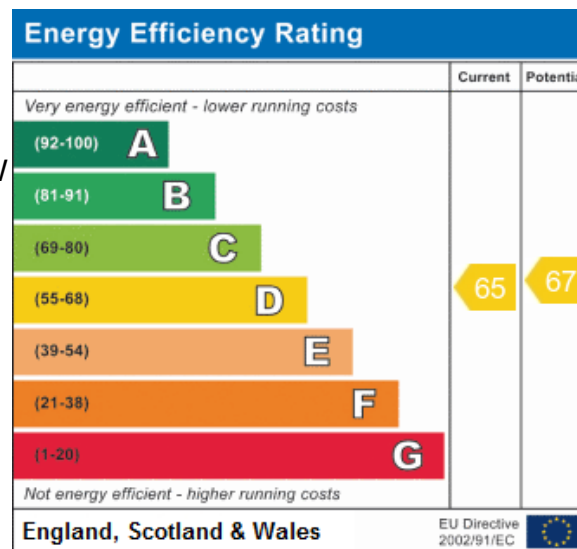
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Front Garden: 39'03 x 14'03 (12.00m x 4.36m)

Patio area (can be used for additional parking).

### Features:

4 BEDROOM WITH 4 EN-SUITES DETACHED HOUSE  
HAS HAD PLANNING TO CONVERT INTO 4 FLATS (NOW  
EXPIRED)  
LARGE MODERN FITTED KITCHEN WITH STONE WORK  
TOPS  
TWO RECEPTIONS  
VERY NEAR TO CHASE FARM HOSPITAL  
EASY ACCESS TO GORDON HILL TRAIN STATION  
SOUTH FACING REAR GARDEN & ALSO FRONT  
GARDEN  
OFF STREET PARKING FOR UP TO THREE CARS



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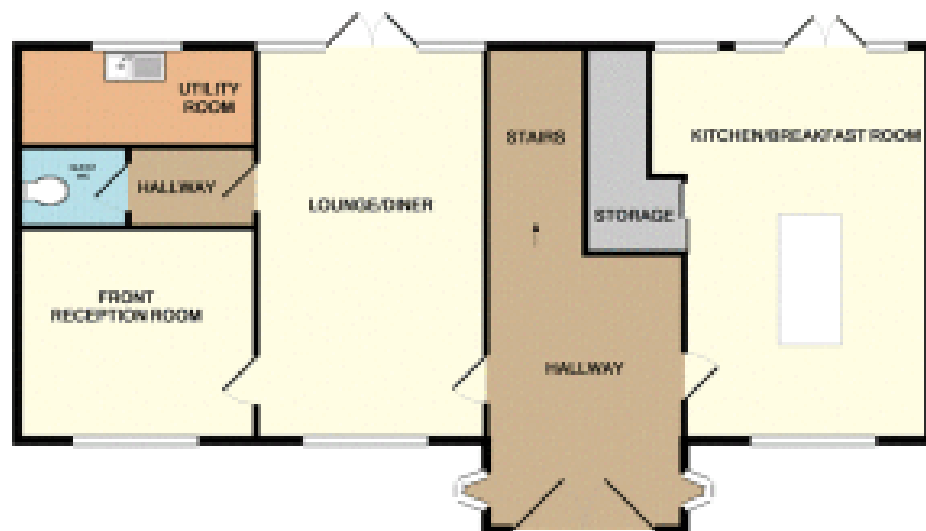
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GROUND FLOOR  
APPROX. FLOOR  
AREA 166.5 SQ.M.  
(1854 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 91.5 SQ.M.  
(985 SQ.FT.)

TOTAL APPROX. FLOOR AREA 167.5 SQ.M. (2018 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor area contained here, measurements of floors, windows, rooms and any other details 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan (2020)

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