



**Lavender Hill, Enfield, EN2 0QU**

**welcome to**

**Lavender Hill, Enfield**

Modern three bedroom family house situated adjacent to Gordon Hill Rail Station (Moorgate Line), local shops and within easy level walk of the One Degree and Wren Academy Schools (other schools are in close proximity), Hilly Fields Country Park and Lancaster Road with its abundance of retail facilities, pubs and restaurants.

The delightful property has been modernised and has many pleasing features.



### Entrance Hall

Wood effect floor, double radiator, coving to ceiling.

### Lounge

20' 9" x 11' 5" ( 6.32m x 3.48m )  
Fitted carpet, coving to ceiling, two double radiators, double doors to conservatory.

### Conservatory

7' 10" x 7' 9" ( 2.39m x 2.36m )  
Wood effect floor, sliding door to garden.

### Study

12' 5" x 7' 10" ( 3.78m x 2.39m )  
Wood effect floor, understairs storage cupboard, double radiator, cloud ceiling with concealed mood lighting, window to front.

### Kitchen

12' 10" x 8' 8" ( 3.91m x 2.64m )  
Fitted in a range of white base, wall and display cupboards with one and half bowl sink and drainer inset to worksurface, space for American style fridge-freezer, cooker space, plumbing for washing machine, space for tumble dryer, vinyl floor, double radiator, larder cupboard, part tiled walls, wall mounted gas combination boiler (recently installed).

### Cloakroom

Comprises low flush WC, vanity basin, extractor fan, radiator, half tiled walls, vinyl tiled floor.

### First Floor

#### Landing

Fitted carpet, access to loft, large storage cupboard.

#### Bedroom One

14' 4" x 9' 7" ( 4.37m x 2.92m )  
Fitted carpet, radiator, double built-in wardrobe cupboard.

#### Bedroom Two

11' 6" x 10' 10" ( 3.51m x 3.30m )  
Fitted carpet, radiator.

#### Bedroom Three

10' 10" x 10' 4" ( 3.30m x 3.15m )  
Fitted carpet, radiator, built-in wardrobe cupboards.

### Bathroom

Low flush WC, vanity basin with mixer tap over, cupboard under, panelled bath with mixer taps, shower attachment, corner shower cubicle, heated towel rail, fully tiled walls, extractor fan, mirrored rotating storage units.

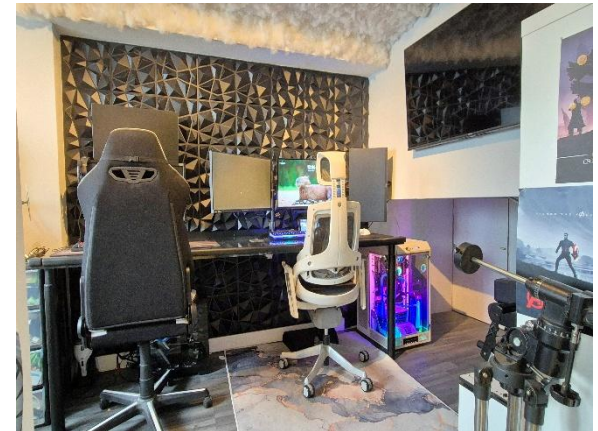
### Outside

#### Off-Street Parking

Brick paved off-street parking for two cars at the front with EV charging point.

#### Rear Garden

South facing, laid to lawn with paved patio, mature trees (fruit, acer), timber shed, tap.



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## Lavender Hill, Enfield

- Off-Street Parking
- South Facing Garden
- 20' Lounge
- Spacious Kitchen
- Recently Rewired With New Gas Combination Boiler

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

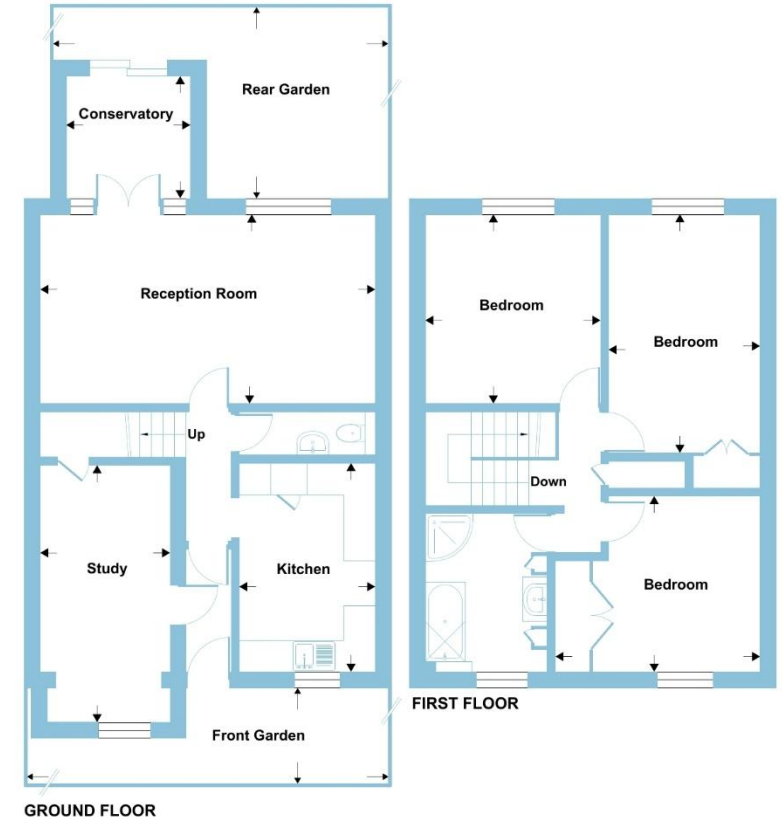
offers over  
**£530,000**



Please note the marker reflects the postcode not the actual property



**Lavender Hill, EN2**  
Approximate Area = 1264 sq ft / 117.4 sq m  
For identification only - Not to scale



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Property Ref:  
ENF105790 - 0005

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Barnard Marcus. REF: 1431150



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