



Lavender Hill
Enfield, EN2



Lavender Hill

This impressive six-bedroom detached family home, complete with a garage, offers a wealth of versatile living space and is conveniently located close to local amenities and excellent transport links.

Additionally, the property presents fantastic potential for further development (STPP).

The ground floor features two spacious reception rooms and a large kitchen-diner with doors opening into the garden, providing the perfect space for family meals, social gatherings, and entertaining. To complete the floor, there is also a guest W/C.

On the first floor, you will find six generously sized bedrooms, including a principal suite complete with a modern ensuite and walk-in shower. A contemporary family bathroom, fitted with both a bath and shower, serves the remaining bedrooms.

One of the standout features of this property is the south-facing rear garden, which is bathed in natural light and offers the perfect setting for outdoor entertaining or family activities. The front of the property benefits from ample off-street parking, including a garage, ensuring convenience and security.



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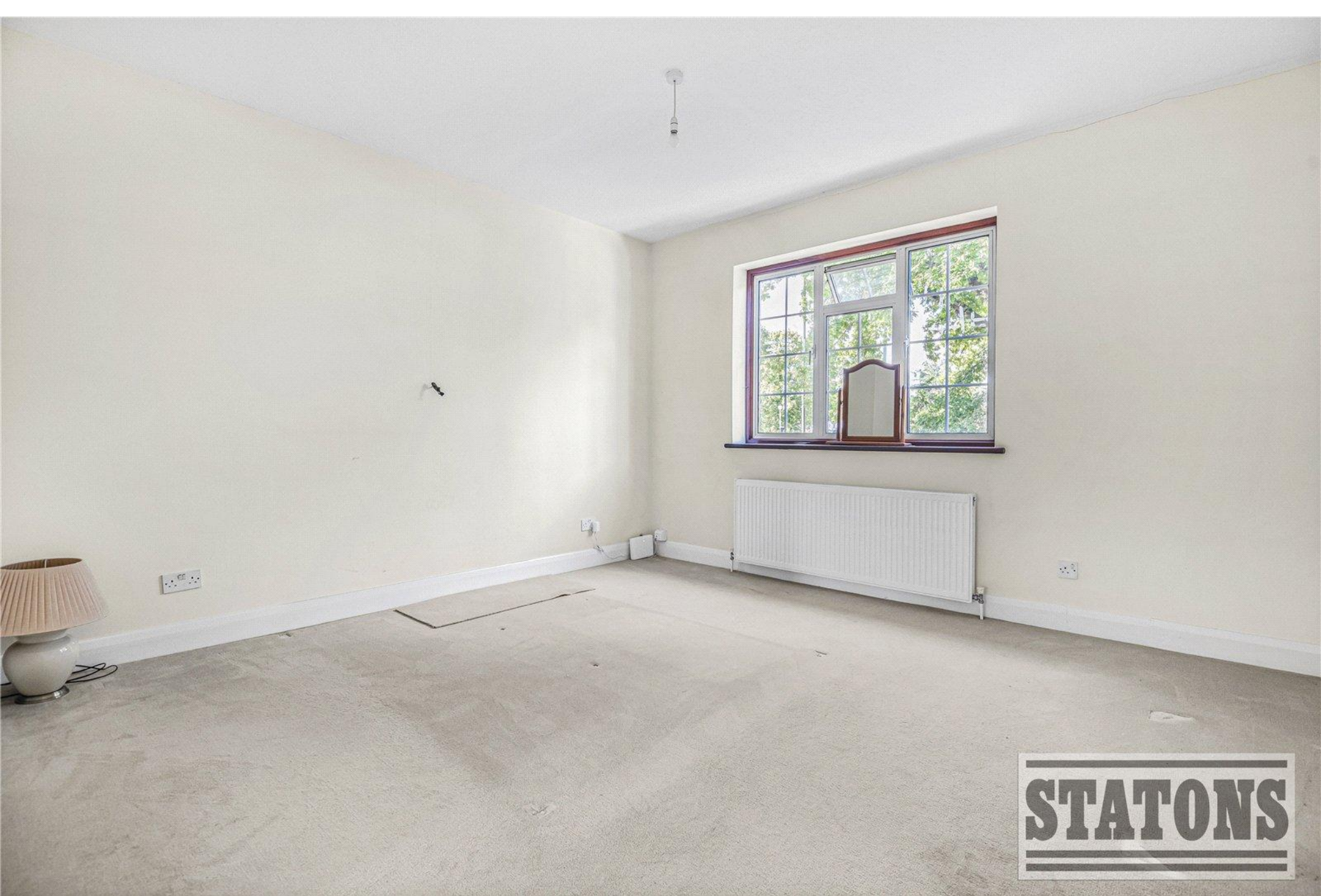


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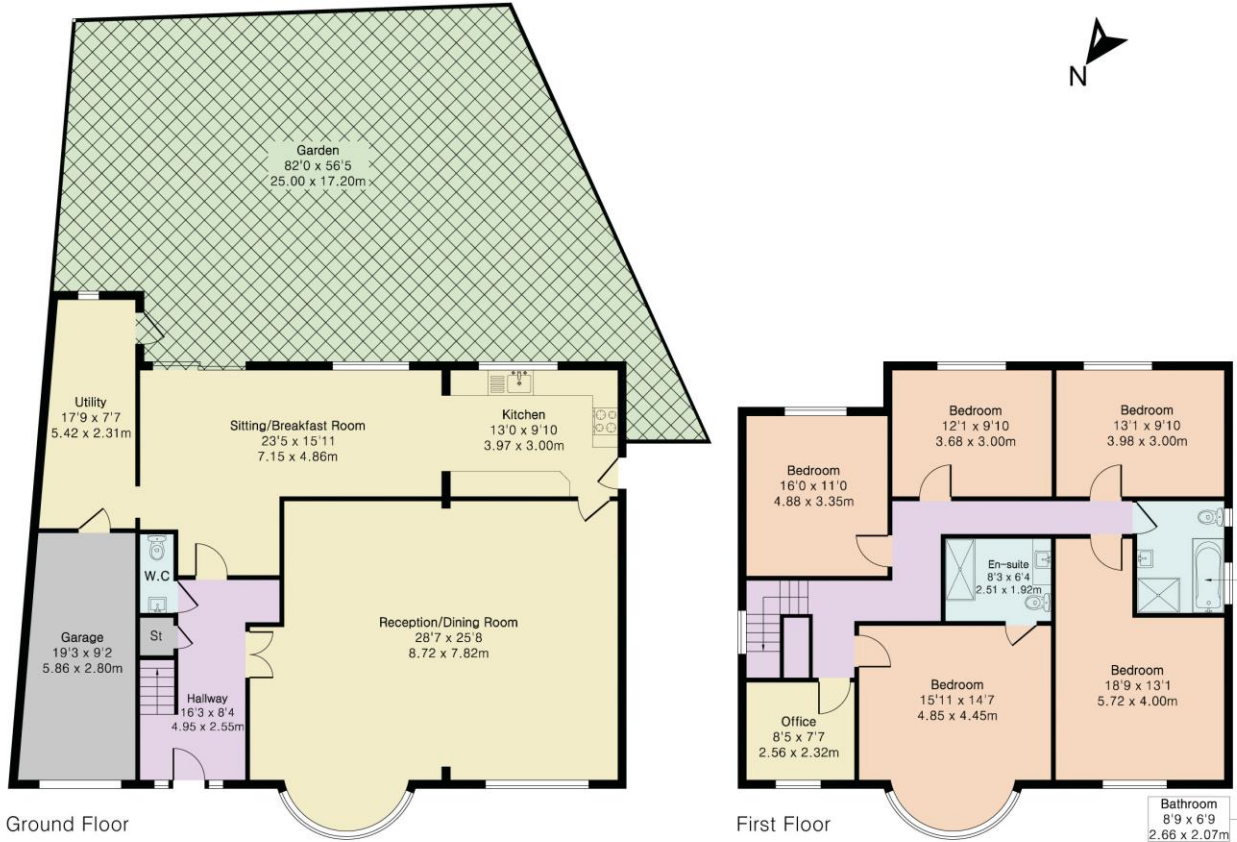


Approximate Gross Internal Area 2679 sq ft - 249 sq m
(Including Garage)

Ground Floor Area 1507 sq ft – 140 sq m

First Floor Area 1172 sq ft – 109 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



