

305

LONSDALE
DRIVE



mihomes
property agents

stylish & homely on lonsdale drive three-bedroom family home

*guide price
£650,000*

an exceptional, three bedroom, semi detached family home, situated in the heart of enfield and offering plentiful space and access to many local amenities including proximity to transport links.



description

with plenty of kerb appeal, this substantial home offers a number of delightful features, including high quality herringbone flooring throughout the ground floor, a professionally built out house which includes bbq and seating facilities, and a large front driveway offering access for multiple cars.

a fully integrated kitchen diner occupies the ground floor, which has been conveniently fitted with a kitchen island and offers plenty of storage space for all those cook's gadgets needing a home, not to mention aluminium bi-folding doors which grants direct access into the well maintained rear garden.

a further, separate reception room is also on the ground floor, in addition to a guest w/c which has been fitted with chrome fittings throughout.

the first floor consists of three bedrooms, which are well served by a large and modern family bathroom, which is tiled throughout and has the benefit of both a bath and a shower.

this home benefits from great design and fabulous décor, ideal for those buyers who appreciate value for money when they see it.





location

this home is situated in a prime residential area, which provides easy access all local amenities such as restaurants, many supermarkets, and a variety of transport facilities.

trains to london are available from grange park on the thameslink line - and the a10 is just a few minutes' drive away, so near enough to offer easy access in and out of london without impacting on the quiet neighbourhood of the property. the north circular road also offers direct access to the capital and is a short distance away.

there is also a good variety of educational options for those seeking good schooling for their children.

primary schools include merryhills and grange park among others and all are popular with local parents and children. they have good

ratings with high scores for creating harmonious communities in child appropriate, stimulating and caring environments. secondary schools are similarly successful with the area is well catered for with highlands and chace as well as enfield grammar schools within the locality, providing strong, dynamic, education in which students are valued as individuals within a culture of celebrating achievement.

there are many other education options within very close proximity including prep and denomination schools.

when it comes to free time, there are few areas in london offering so much in terms of open space and sports opportunity. enfield town park is very close by while a variety of leisure facilities offer a wide range of activities for all ages and interests - from gyms to golf clubs, cinemas and more.

floorplan:

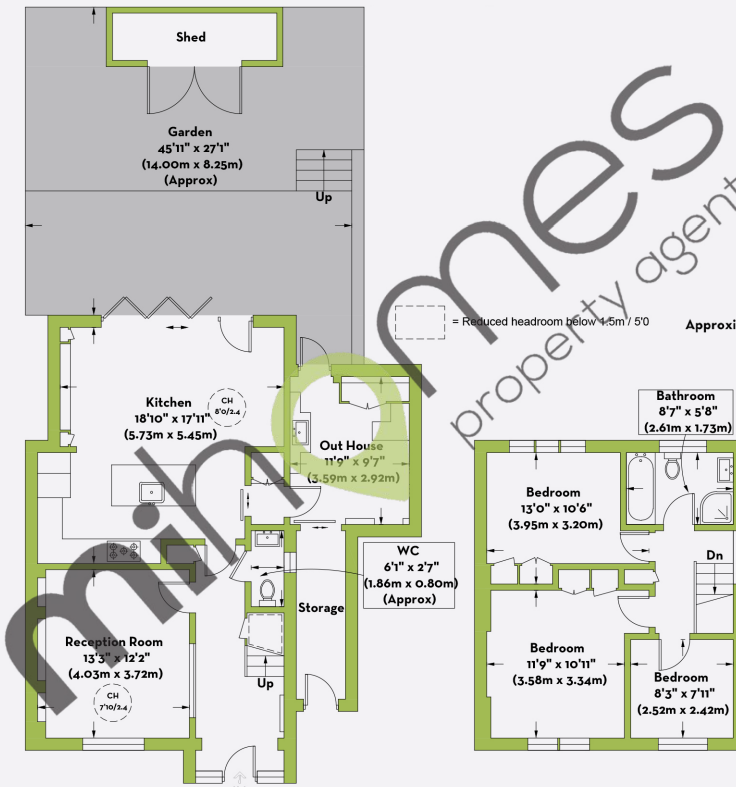
305 lonsdale drive,
enfield, en2 7lb

tenure:
freehold

epc:
d

council tax band:
d

this plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1020835)



Ground Floor = 843 sq ft / 78.3 sq m

First Floor = 449 sq ft / 41.7 sq m

Lonsdale Drive, EN2
Approximate Gross Internal Floor Area 4283 sq ft / 119.2 sq m
(Excluding Reduced Head Room)
Shed = 49 sq ft / 4.6 sq m
Reduced Head Room = 9 sq ft / 0.8 sq m
Total = 1341 sq ft / 124.6 sq m



overview

professionally built outhouse with bbq facilities and seating

nearby to excellent education facilities, open green spaces and transport links

open plan, fully integrated kitchen diner in addition to separate living room

side access

semi-detached, three bedroom family home

off street parking for multiple cars via front driveway

modern interior design throughout

herringbone flooring the ground floor

5 reasons you can trust us to secure your new home

- 1 dedicated whatsapp group for effective sales progression
- 2 low fall through rate (just 6.5%) compared to a national average of over 35%
- 3 an average of 9 weeks between sale agreed and completion
- 4 outstanding client service (4.9/5 stars from over 315 google reviews)
- 5 over 80% of generated business solely via recommendations

we would love to help you make this dream a reality.

let's talk.



020 7323 9574



hello@mi-homes.co.uk



9 onslow parade,
hampden square,
southgate, n14 5jn



mi-homes.co.uk



mihomes
propertyagents



mi.homes



mihomes