

LYNDHURST GARDENS

Enfield EN1 2AT



SEMI-DETACHED BUNGALOW - OFFERED CHAIN FREE

THREE GOOD SIZED BEDROOMS

TWO RECEPTION ROOMS

GOOD SIZED KITCHEN & ADDITIONAL UTILITY ROOM

BATHROOM/WC & SHOWER/WC

FRONT & REAR GARDENS WITH SIDE ACCESS

GARAGE TO REAR

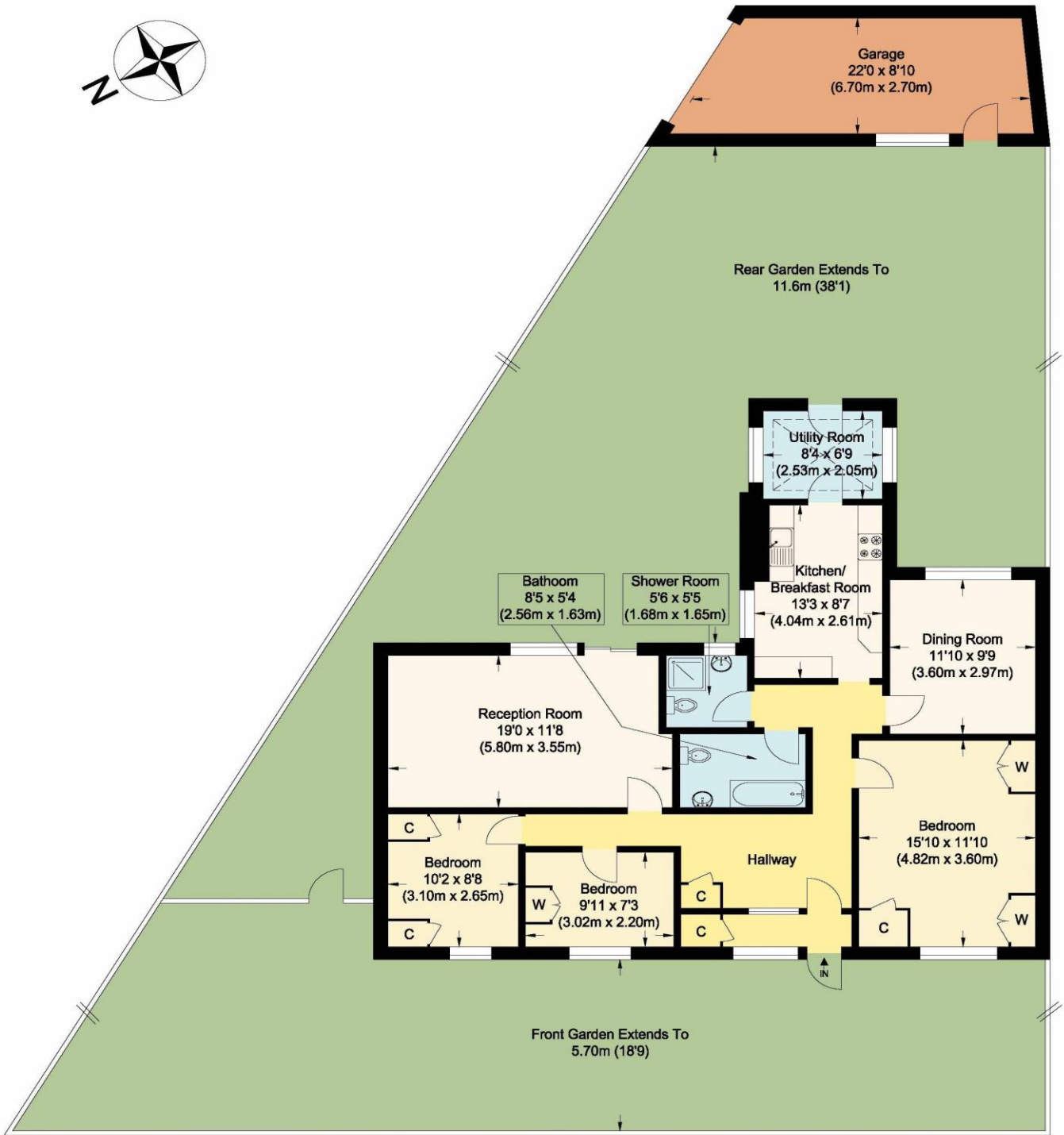
CLOSE TO TRANSPORT LINKS, SHOPS & SCHOOLS

£700,000

Freehold

James Hayward are pleased to present, a chain free three bedroom bungalow situated on a corner plot in a quiet residential road, with wrap around gardens and a garage to the rear. The property is located within easy reach of both Bush Hill Park and Enfield Town main line stations, as well as bus routes, the Town centre, schools and an abundance of other amenities, including sports & leisure facilities. This very appealing home, offers well-proportioned and versatile living space, complemented by front and rear gardens with side access; it also provides an opportunity to acquire a residence that you can make your own. Council Tax Band: E





Lyndhurst Gardens, EN1

Approximate Gross Internal Floor Area : 109.80 sq m / 1181.87 sq ft
(Excluding Garage)

Garage Area : 17.70 sq m / 190.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

17 Lyndhurst Gardens ENFIELD EN1 2AT	Energy rating D	Valid until: 18 December 2033
		Certificate number: 9272-3933-5202-0277-2204

Property type Semi-detached bungalow

Total floor area 99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

<https://find-energy-certificate.service.gov.uk/energy-certificate/9272-3933-5202-0277-2204>

1/5

Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000