

# LIME TREE WALK

Enfield EN2 0TJ



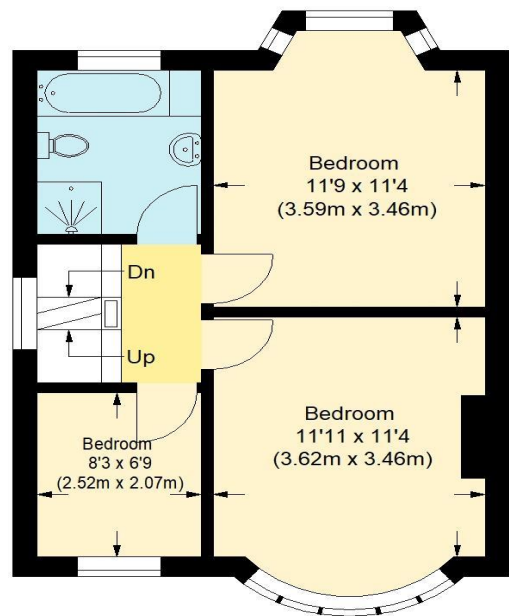
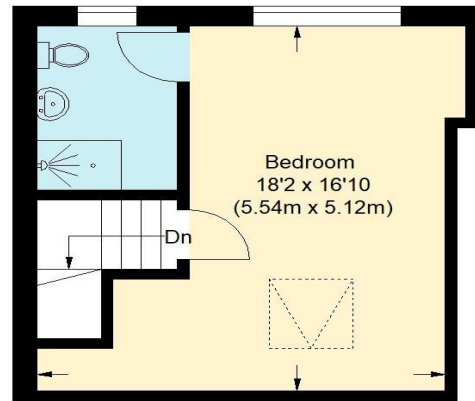
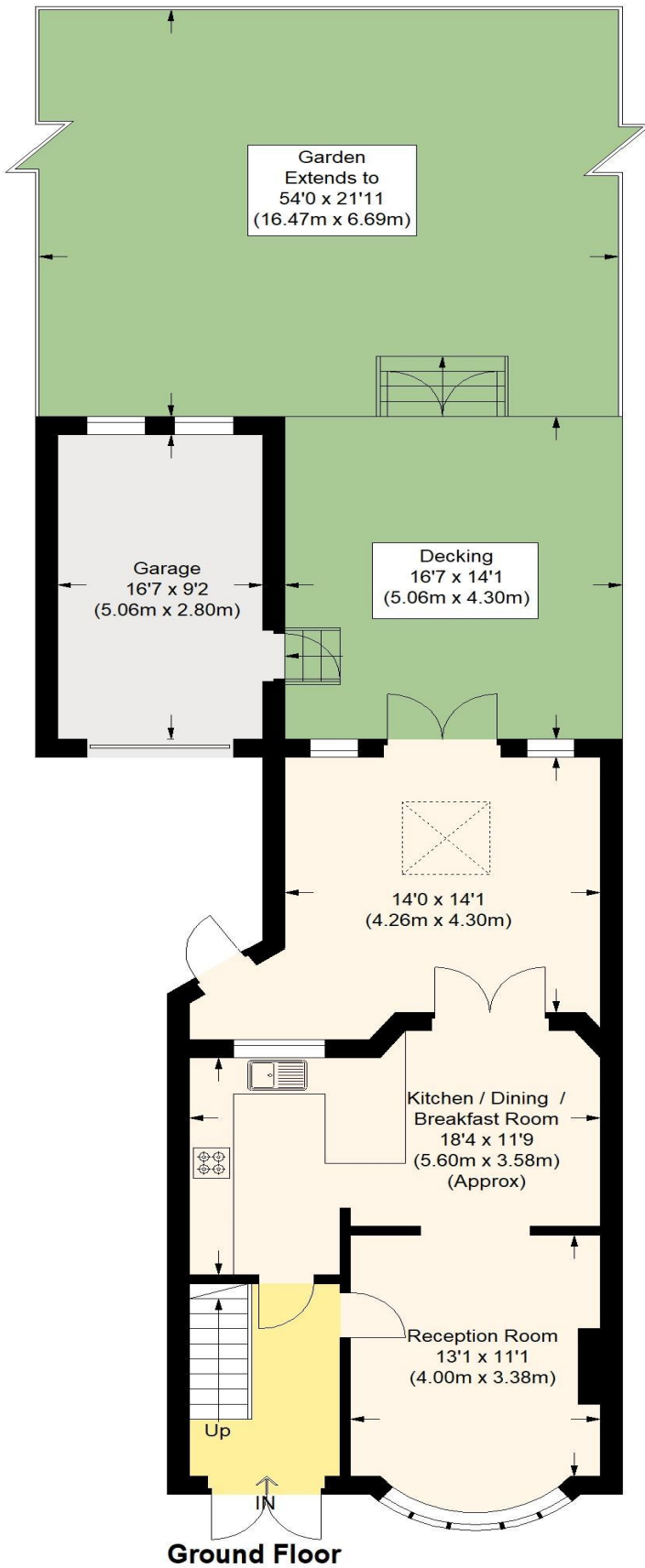
**WELL PRESENTED & EXTENDED FOUR BEDROOM FAMILY HOME**  
**TWO BRIGHT & SPACIOUS RECEPTION ROOMS**  
**OPEN PLAN KITCHEN-DINING ROOM**  
**TWO BATHROOMS (ONE IS AN EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM)**  
**GOOD SIZED GARDEN ON TWO LEVELS, INC. DECKED PATIO AREA**  
**GARAGE TO SIDE OF PROPERTY**  
**FRONT OFF STREET PARKING**  
**WITHIN EASY REACH OF SHOPS, SCHOOLS, TRANSPORT & MOTORWAY LINKS**

# **£650,000**

**Freehold**

James Hayward are delighted to offer, a well presented, extended four bedroom semi-detached family home, which is complemented by a good sized garden, a garage to the side and front off-street parking. This attractive house is situated within easy reach of local shops on Lancaster Road, Gordon Hill main line station, some highly regarded schools and Hilly Fields; Enfield Town, motorway links and bus routes are also comfortably accessible. Council Tax Band: E





## Lime Tree Walk

Approximate Gross Internal Area (Including Garage)  
150.5 sq m / 1620 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1008881)



# Energy performance certificate (EPC)

3, Lime Tree Walk ENFIELD EN2 0TJ	Energy rating <b>D</b>	Valid until: <b>20 January 2029</b> Certificate number: <b>8531-6929-7370-5369-6922</b>
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**Property type**  
Semi-detached house

**Total floor area**  
126 square metres

**Rules on letting this property**

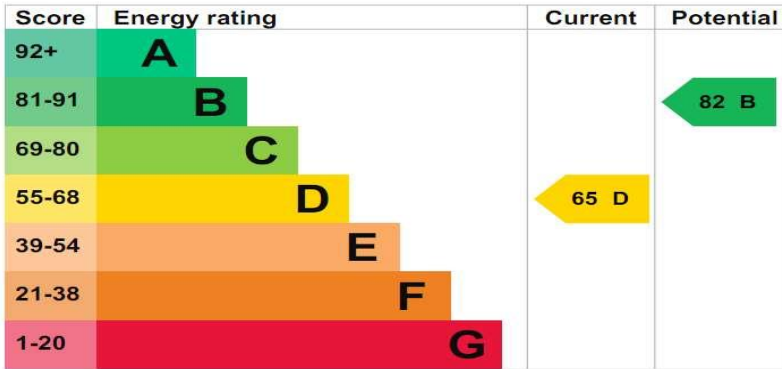
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be B.

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



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**

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor

**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