



9 Sika Gardens Antler Way, Enfield, EN2 8GP

Offers In Excess Of £665,000

Lanes
ESTATE AGENTS

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Lanes Enfield are delighted to market Sika Gardens, a modern nearly new 1,072 sqft family home that extends over three floors, featuring three double bedrooms, one of which has an en suite. The ground floor benefits from an open plan kitchen with integrated appliances, connecting to a very spacious family and living room area with access to the rear garden through elegant French doors.

Overlooking the historic royal hunting ground of Enfield Chase, this development provides all the peace of rural life just a few minutes' drive from Enfield's wealth of amenities. Convenient road connections easily link to the national motorway network ensuring that at Old Royal Chace you'll always feel connected to London and beyond.

Thoughtfully designed to maximise space and light throughout with high specification finishes such as modern fitted kitchens with a number of integrated appliances, Roca sanitaryware to bathrooms and en-suites along with a complimentary electrical vehicle charging point and allocated parking space. Other benefits include a downstairs W.C, storage cupboards and fantastic countryside views.

Current Management & Maintenance Fee is £555.00 P.A.



Hallway 10'9" x 5'1" (3.28m x 1.55m)

W.C 6'0" x 4'7" (1.83m x 1.40m)

Open Plan Kitchen/Living Room
27'9" x 13'0" (narrowing to 6'0") (8.46m x 3.96m (narrowing to 1.83m))

First Floor Landing

Bedroom 2 12'9" x 10'3 (3.89m x 3.12m)

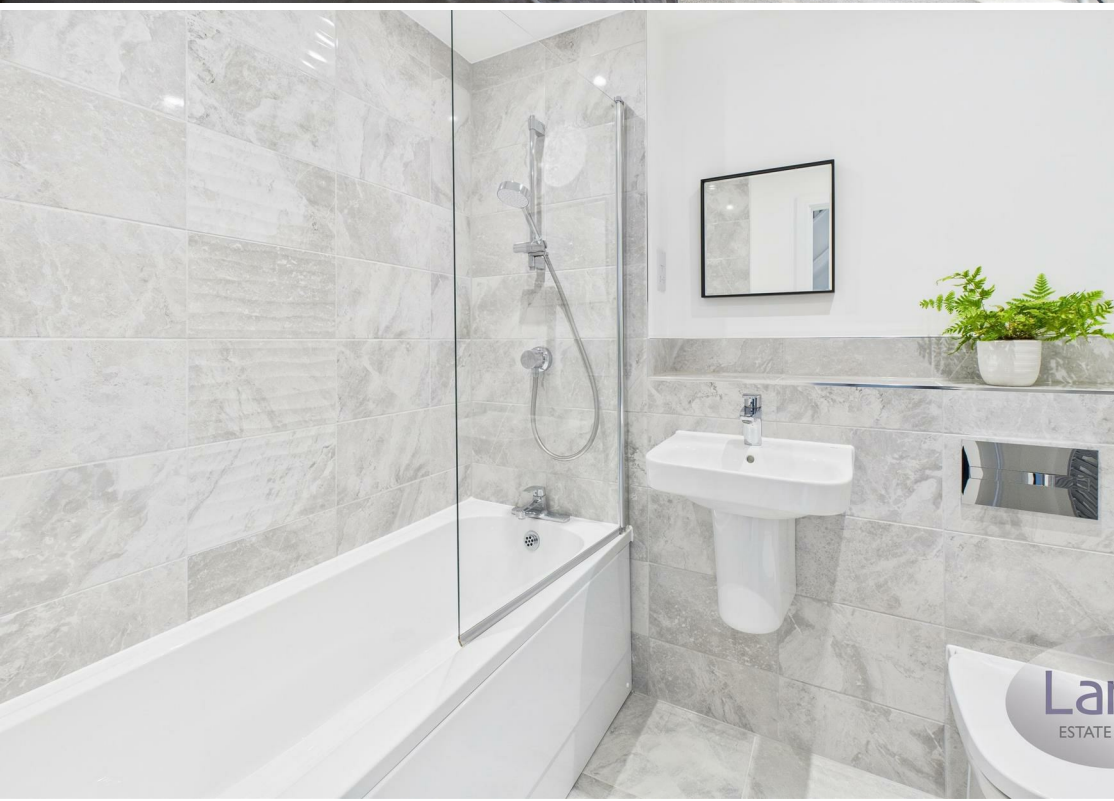
Bedroom 3
13'0" x 10'6" (narrowing to 7'1") (3.96m x 3.20m (narrowing to 2.16m))

Bathroom 7'1" x 6'2" (2.16m x 1.88m)

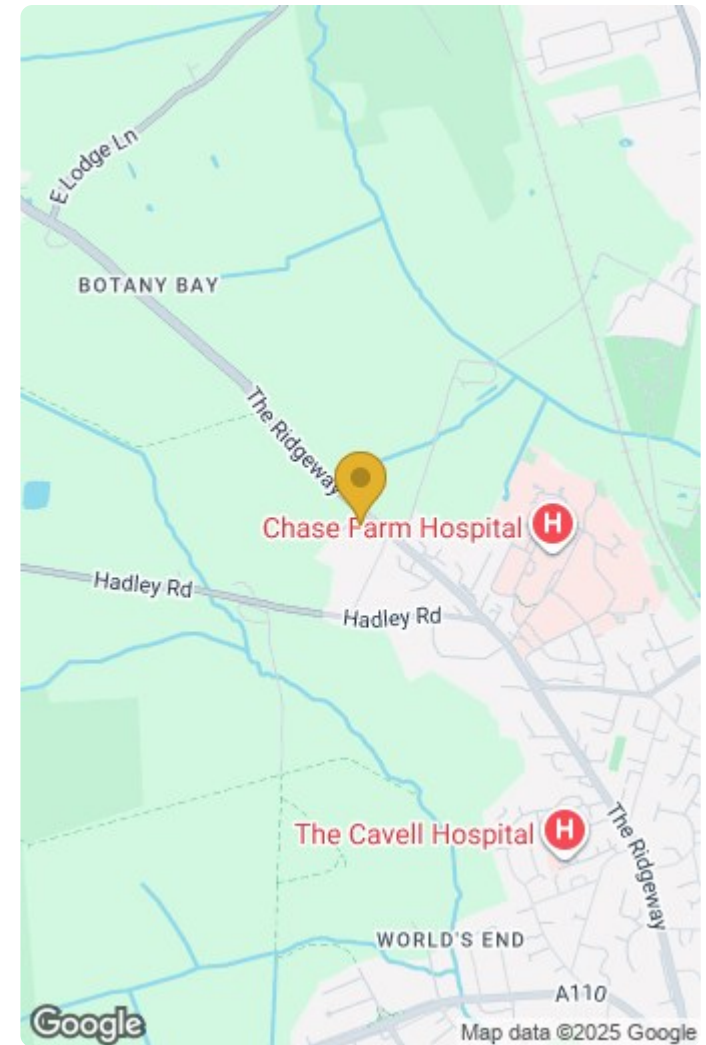
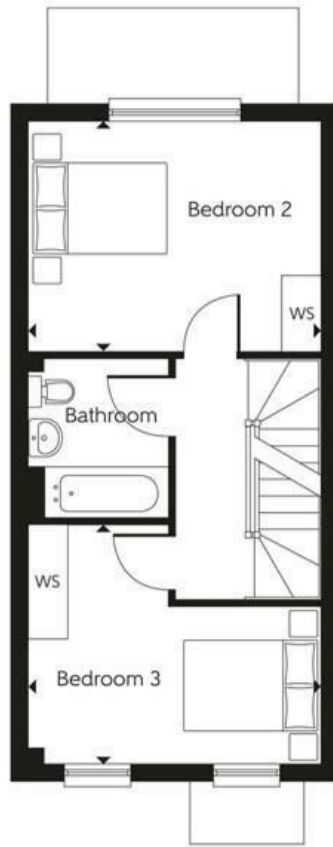
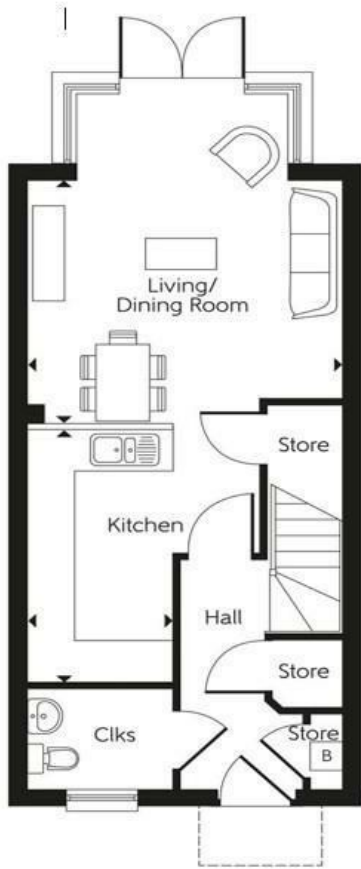
Second Floor Landing

Bedroom 1 18'1" x 9'5" (5.51m x 2.87m)

En suite 8'6" x 7'5" (2.59m x 2.26m)







IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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