

PROPERTY REPORT



3 Bedroom Semi-detached House For Sale

177, Parsonage Lane, Enfield, Greater London, EN1 3UJ

Property Status : On The Market

Report Generated on 25 / 08 / 2023

3 Bedroom Semi-detached House For Sale

177, Parsonage Lane, Enfield, Greater London, EN1 3UJ

Property Status : On The Market

Tenure	Freehold
Sale History	1. 04/01/2008 - £420,000 2. 21/07/2003 - £250,000
Title Number	MX83823
Bedrooms	3
Total Floor Area	1,270.14 Sq.Ft. (118.00 Sq.M.)
Habitable Rooms (EPC)	5
Tenure Data From EPC	Owner-occupied
Flood Risk	Not a Flood Risk Area
EPC Rating	64 / D
EPC Ratings in the Area	Domestic EPC in the Area ↗ Non-Domestic EPC in the Area ↗
Town / City	Enfield
County	Greater London
Council	Enfield
Local Authority	E09000010 <i>(click to know more)</i> ↗
Constituency	Enfield North
Region	London
Planning Permission Applications	1

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Property Information



3 Bedroom Semi-detached House For Sale

177, Parsonage Lane, Enfield, Greater London, EN1 3UJ

MARKET PRICE

£725,000

LAST SOLD FOR

£420,000

Last Sold On : 04/01/2008

PROPERTY TYPE

Semi-detached

BED ROOMS

3

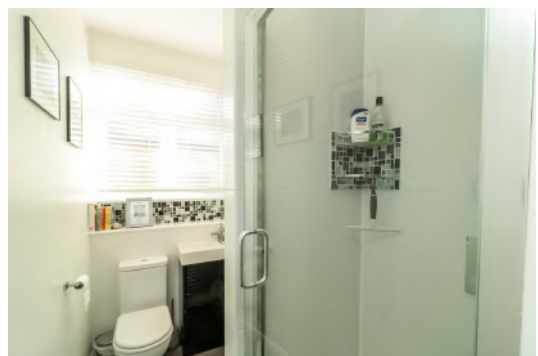
SIZE (Floor Area)

1,270.14 Sqft
(118.00 sq. m.)

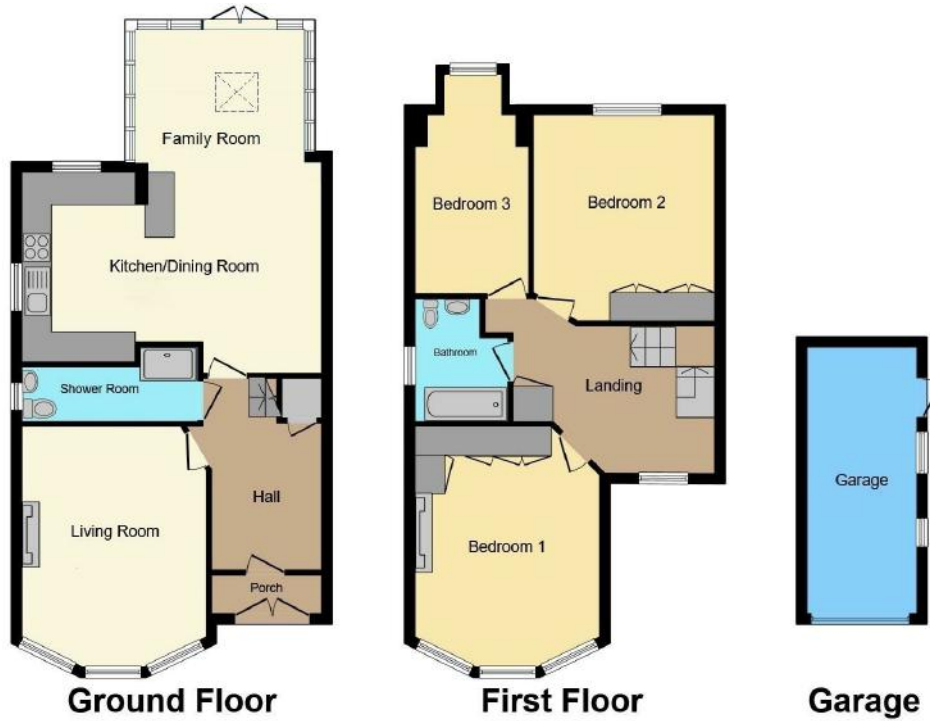
HABITABLE ROOMS (EPC)

5

Property Images

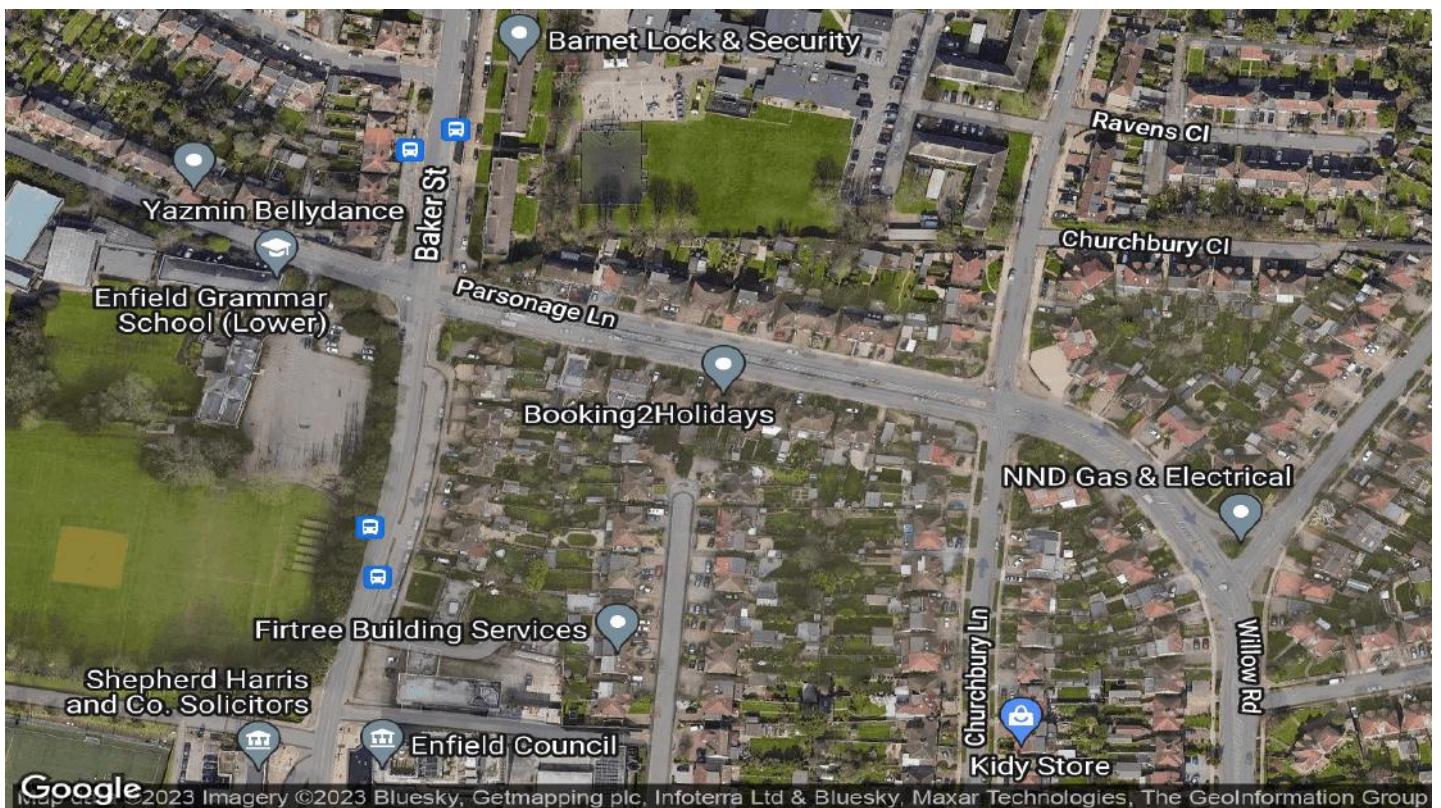
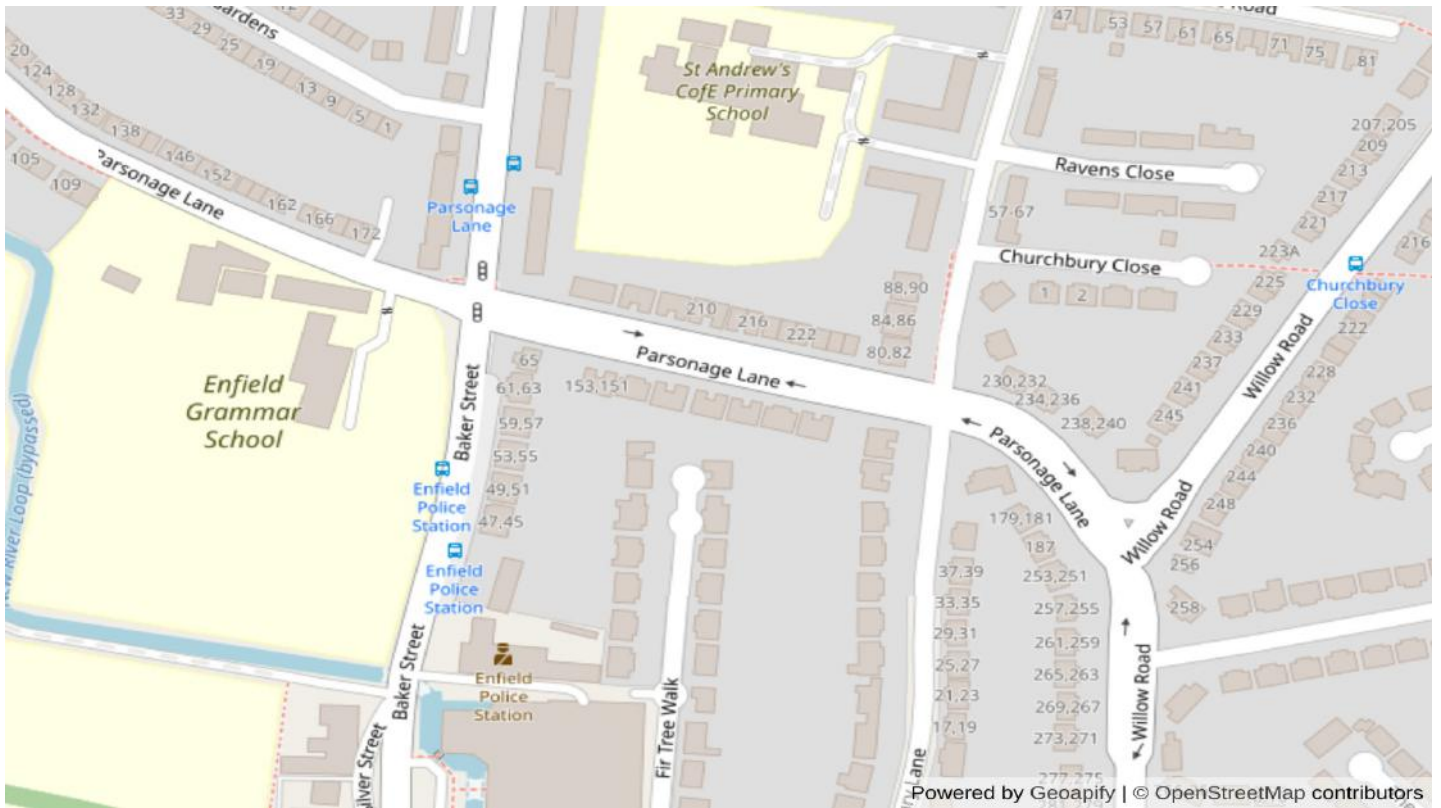


Floor Plan

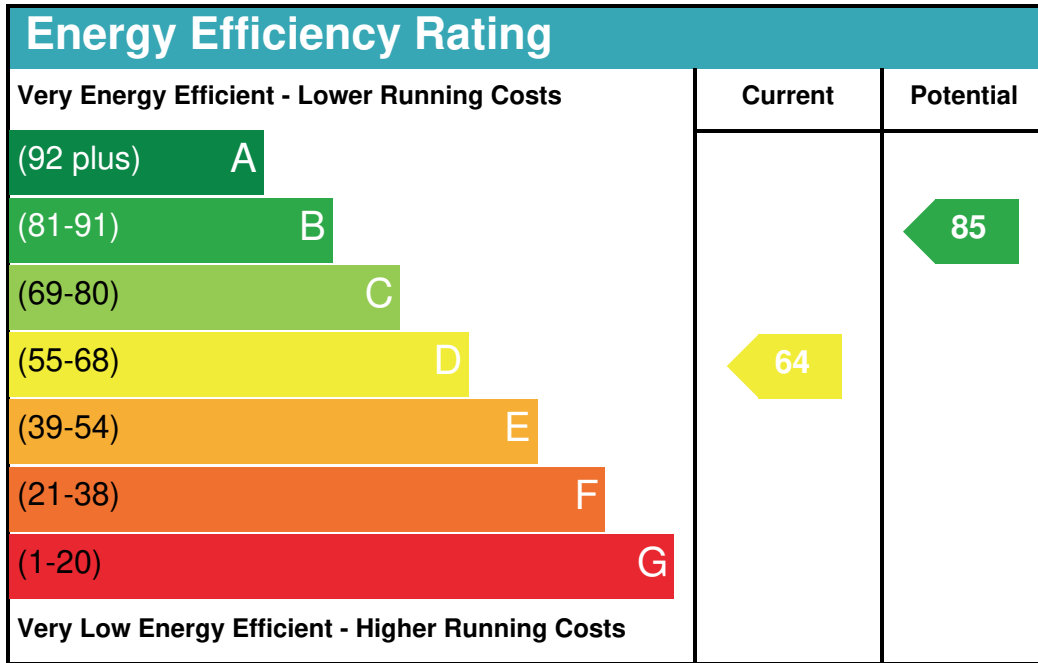


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Map View & Satellite View



Energy Performance Certificate



Current Energy Efficiency
64 / D

Inspection Date
02 / 11 / 2021

Tenure
Owner-occupied

Number Habitable Rooms
5

Potential Energy Efficiency
85 / B

Valid Until
02 / 11 / 2031

Local Authority
E09000010

Total Floor Area
1,270.14 Sqft

Sold Prices on Street

We found 12 properties with sold history near EN1 3UJ.

<p>Semi-detached Freehold</p> <p>167, Parsonage Lane, Enfield, Greater London, EN1 3UJ</p> <hr/> <p>Sold Price £645,000</p> <p>Sold Date 16/11/2022</p>	<p>Terraced Freehold</p> <p>226, Parsonage Lane, Enfield, Greater London, EN1 3UQ</p> <hr/> <p>Sold Price £625,000</p> <p>Sold Date 22/09/2020</p>
<p>Semi-detached Freehold</p> <p>169, Parsonage Lane, Enfield, Greater London, EN1 3UJ</p> <hr/> <p>Sold Price £585,000</p> <p>Sold Date 07/09/2018</p>	<p>Semi-detached Freehold</p> <p>157, Parsonage Lane, Enfield, Greater London, EN1 3UJ</p> <hr/> <p>Sold Price £625,000</p> <p>Sold Date 13/04/2018</p>
<p>Semi-detached Freehold</p> <p>206, Parsonage Lane, Enfield, Greater London, EN1 3UQ</p> <hr/> <p>Sold Price £553,000</p> <p>Sold Date 23/06/2015</p>	<p>Semi-detached Freehold</p> <p>63, Baker Street, Enfield, Greater London, EN1 3EU</p> <hr/> <p>Sold Price £450,000</p> <p>Sold Date 22/11/2013</p>
<p>Semi-detached Freehold</p> <p>151, Parsonage Lane, Enfield, Greater London, EN1 3UJ</p> <hr/> <p>Sold Price £387,000</p> <p>Sold Date 30/11/2012</p>	<p>Semi-detached Freehold</p> <p>55, Baker Street, Enfield, Greater London, EN1 3EU</p> <hr/> <p>Sold Price £480,000</p> <p>Sold Date 12/10/2011</p>
<p>Semi-detached Freehold</p> <p>47, Baker Street, Enfield, Greater London, EN1 3EU</p> <hr/> <p>Sold Price £430,000</p> <p>Sold Date 07/05/2010</p>	<p>Semi-detached Freehold</p> <p>214, Parsonage Lane, Enfield, Greater London, EN1 3UQ</p> <hr/> <p>Sold Price £375,000</p> <p>Sold Date 11/02/2010</p>
<p>Semi-detached Freehold</p> <p>177, Parsonage Lane, Enfield, Greater London, EN1 3UJ</p> <hr/> <p>Sold Price £420,000</p> <p>Sold Date 04/01/2008</p>	<p>Flat Leasehold</p> <p>173a, Parsonage Lane, Enfield, Greater London, EN1 3UJ</p> <hr/> <p>Sold Price £164,000</p> <p>Sold Date 27/07/2006</p>

Planning Data on Property

Full Address of Property / Update Submission	Planning Reference number	Planning Description
177, Parsonage Lane, Enfield, EN1 3UJ 11-08-2011	Ref. No. : TP/11/0880 Decision - Granted With Conditions	Single storey rear extension.

Neighbouring Planning History

Full Address of Property / Update Submission	Planning Reference number	Planning Description
173a Parsonage Lane Enfield EN1 3UJ 30-06-2023	Ref. No. : 23/01623/FUL Decision - Granted With Conditions	Single storey rear extension.
47 Churchbury Lane Enfield EN1 3UN 04-11-2022	Ref. No. : 22/03201/CND Decision - Granted	Details pursuant to ref: 19/02688/FUL: Cycle Parking (4), Waste Materials (5), Water Conservation (6), Landscaping Plan (7) for Conversion of single-family d...
63 Baker Street Enfield EN1 3EU 10-11-2021	Ref. No. : 21/03526/HOU Decision - Granted With Conditions	Single storey rear extension.
151 Parsonage Lane Enfield EN1 3UJ 28-07-2020	Ref. No. : 20/01764/CEA Decision - Granted	Single storey rear extension together with extension to roof at side to provide gable end, with rear dormer and rooflights.
55 Baker Street Enfield EN1 3EU 06-05-2020	Ref. No. : 20/00686/CEA Decision - Granted	Ancillary use of property by the residential occupier for business purposes in connection with chauffeur driven car hire.
224 Parsonage Lane Enfield EN1 3UQ 20-04-2018	Ref. No. : 18/00529/HOU Decision - Granted With Conditions	Single storey rear extension.
224 Parsonage Lane Enfield EN1 3UQ 05-02-2018	Ref. No. : 17/05142/CEA Decision - Refused	Single storey rear extension.
224 Parsonage Lane Enfield EN1 3UQ 08-11-2017	Ref. No. : 17/03788/PRH Decision - No Objection PA Not Required	Single storey rear extension 3.5m deep x 3.4m high (2.75m high to eaves).
224 Parsonage Lane Enfield EN1 3UQ 30-10-2017	Ref. No. : 17/03782/CEA Decision - Granted	Rear and side dormer with front rooflight
206 Parsonage Lane Enfield EN1 3UQ 28-09-2017	Ref. No. : 17/03489/HOU Decision - Granted With Conditions	Single storey rear extension.
155 Parsonage Lane Enfield EN1 3UJ 11-04-2017	Ref. No. : 17/00659/CEA Decision - Granted	Single storey rear extension submitted pursuant to prior approval ref: 16/03945/PRH.
206 Parsonage Lane Enfield EN1 3UQ 28-10-2016	Ref. No. : 16/04187/PRH Decision - Objection PA Required Permission Refused	Single storey rear extension 3.590m deep x 3.900m high (2.6m high to eaves).

Market Analysis

Annual Percentage in the **Enfield EN1** area has changed by **-0.8%** in the last 12 months for Semi-detached properties.

To compare the above data, average values across the UK went up by **+2.2%** in the last **12 months**.

The current average price in the **Enfield** area is **£696,311**.

Property Type	Region / Location	Time Period
Semi-detached	Enfield	Last 12 Months



Current Average
Area Price

£696,311



Percentage Annual
Change

-0.8%



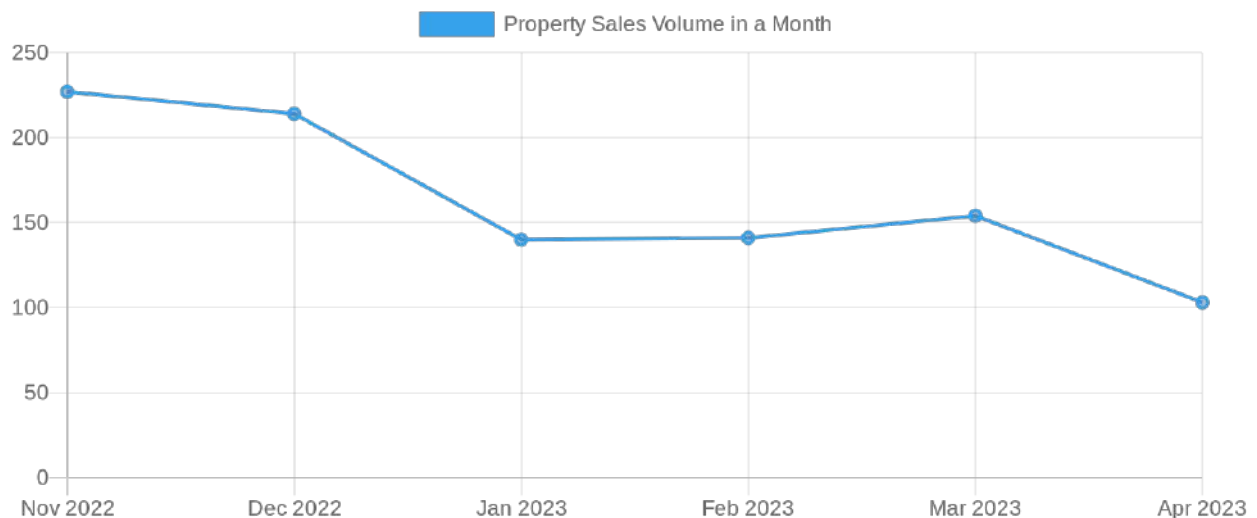
Average Area
Price / Sqft

£557 /sqft



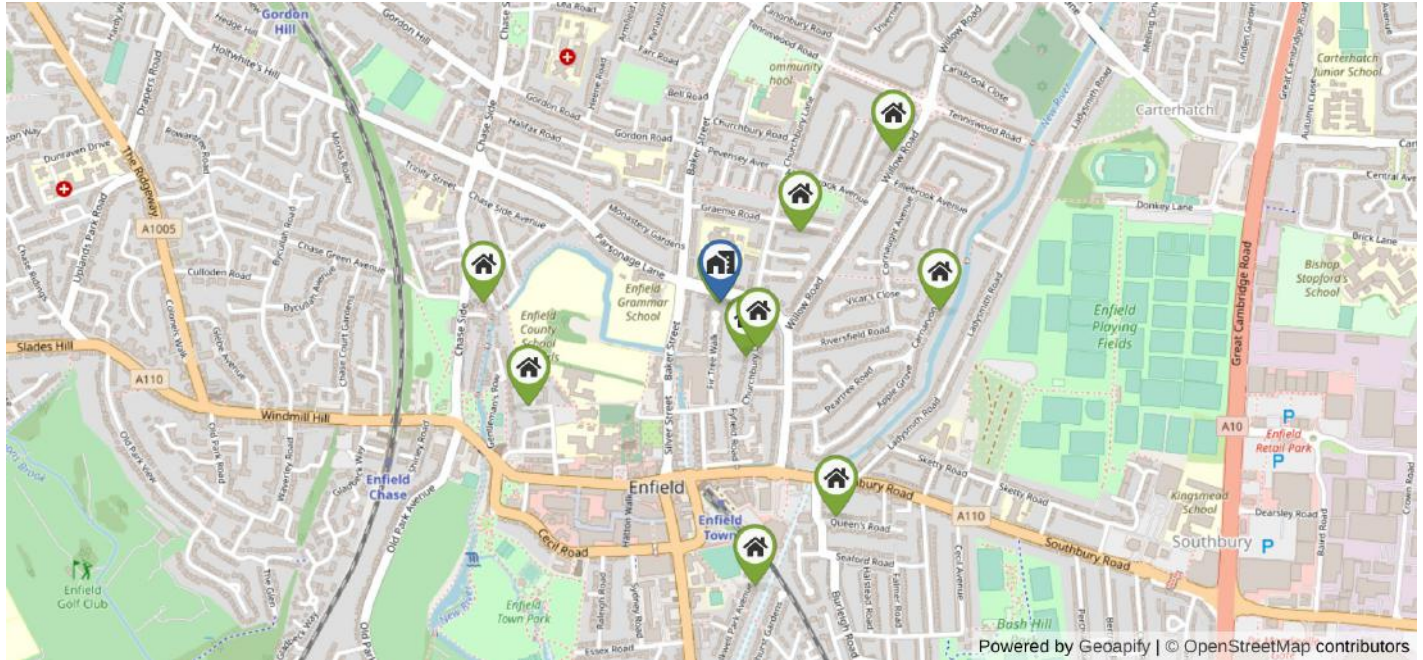
Property Sale in the Area

Sale Month	Property Sales Volume	Average Price
Apr 2023	103	£697,493
Mar 2023	154	£696,583
Feb 2023	141	£700,384
Jan 2023	140	£710,328
Dec 2022	214	£722,750
Nov 2022	227	£725,182



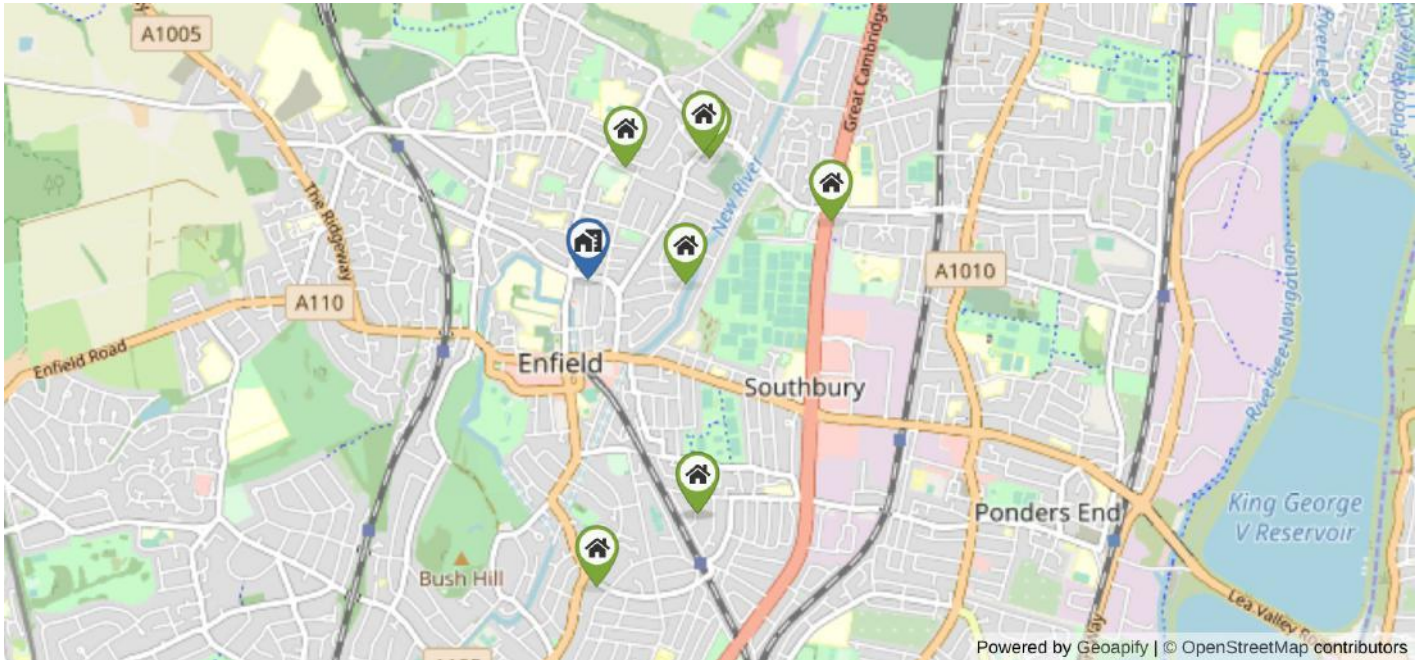
Property Comparables

We found **10** sold price comparables recorded in the last **12 months** within **1 mile** radius near **EN1 3UJ** for **semi-detached** properties.



Property Address	Type	Sold Date	Sold Price	Tenure	Bed	Sqft	£/Sqft	With in miles
13, Queens Road, Enfield, Greater London, EN1 1NE	Semi-Detached	25/05/2023	£750,000	Freehold	-	1378	£544	0.45 miles
72, Graeme Road, Enfield, Greater London, EN1 3UT	Semi-Detached	23/02/2023	£665,650	Freehold	4	1335	£499	0.23 miles
47, Chalkwell Park Avenue, Enfield, Greater London, EN1 2AN	Semi-Detached	13/01/2023	£770,000	Freehold	3	1152	£668	0.46 miles
16, Chapel Street, Enfield, Greater London, EN2 6QE	Semi-Detached	09/01/2023	£875,000	Freehold	3	1399	£625	0.52 miles
64, Churchbury Lane, Enfield, Greater London, EN1 3TY	Semi-Detached	08/12/2022	£560,000	Freehold	3	1195	£469	0.11 miles
167, Parsonage Lane, Enfield, Greater London, EN1 3UJ	Semi-Detached	16/11/2022	£645,000	Freehold	4	1184	£545	0.01 miles
25, Churchbury Lane, Enfield, Greater London, EN1 3TX	Semi-Detached	28/10/2022	£555,000	Leasehold	3	1055	£526	0.12 miles
92, Carnarvon Avenue, Enfield, Greater London, EN1 3DS	Semi-Detached	21/10/2022	£655,000	Freehold	3	1270	£516	0.55 miles
95, Willow Road, Enfield, Greater London, EN1 3BP	Semi-Detached	14/10/2022	£660,000	Freehold	3	1066	£619	0.5 miles
31, Chase Side Place, Enfield, Greater London, EN2 6QA	Semi-Detached	13/10/2022	£685,000	Freehold	3	1227	£558	0.6 miles

On Market Property Comparables



Z Carnarvon Avenue, Enfield, EN1 3DS



Agent: **Barnfields - Enfield**

Listings Price: **£600,000**

Listings Date: **10-03-2023**

Beds: **3** Miles: **0.35**

R 50, Tenniswood Road, Enfield, Greater London, EN1 3LJ



Agent: **Chamberlains**

Listings Price: **£500,000**

Listings Date: **18-01-2023**

Beds: **3** Miles: **0.43**

Z Orchard Crescent, Enfield, EN1 3NS



Agent: **Hamptons - Enfield Sales**

Listings Price: **£525,000**

Listings Date: **14-02-2023**

Beds: **3** Miles: **0.61**

R 16, Willow Road, Enfield, Greater London, EN1 3NE



Agent: **James Hayward**

Listings Price: **£599,995**

Listings Date: **25-05-2023**

Beds: **3** Miles: **0.62**

R 804, Great Cambridge Road, Enfield, Greater London, EN1 3PW



Agent: **Grange Homes Estate Agents**

Listings Price: **£525,000**

Listings Date: **22-07-2022**

Beds: **3** Miles: **0.89**

Z Second Avenue, Enfield, EN1 1BT



Agent: **Grange Homes Estate Agents**

Listings Price: **£750,000**

Listings Date: **25-04-2023**

Beds: **3** Miles: **0.92**

R Second Avenue, London, EN1 1BT



Agent: **Grange Homes Estate Agents**

Listings Price: **£750,000**

Listings Date: **25-04-2023**

Beds: **3** Miles: **0.92**

R 100, Park Avenue, Enfield, Greater London, EN1 2HN



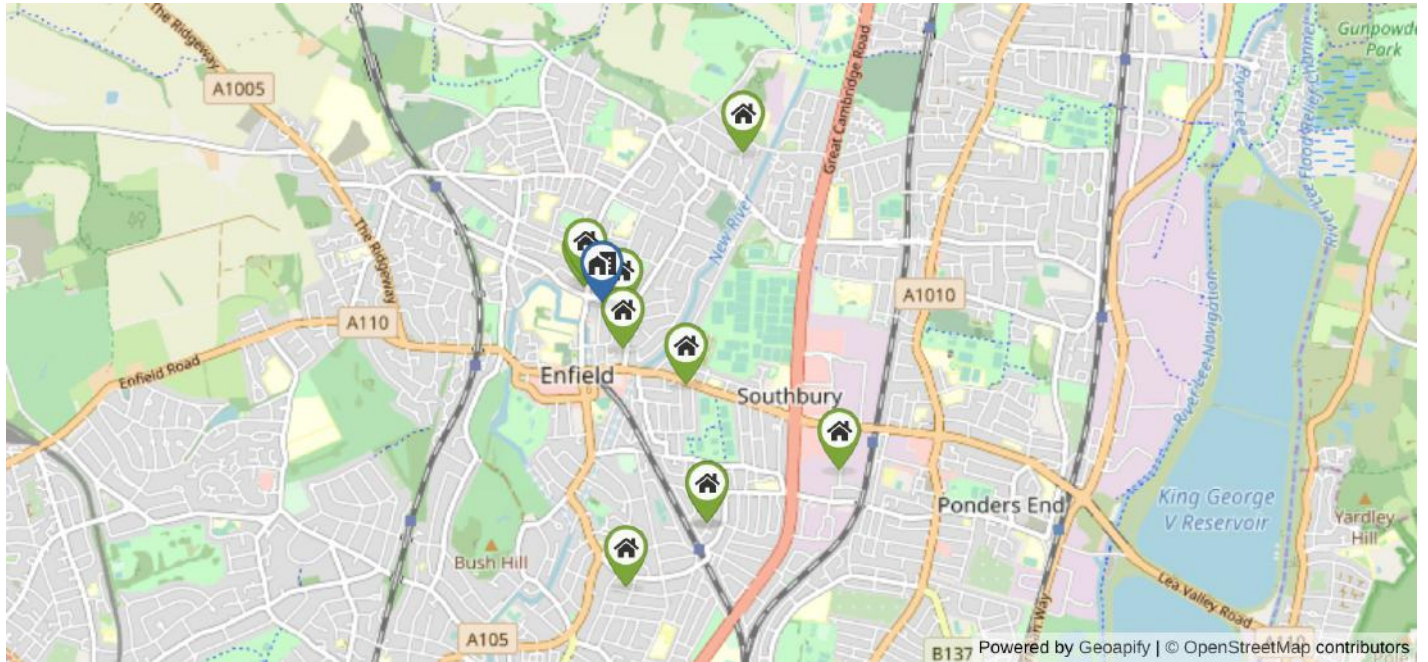
Agent: **Unique Estates Property Services**

Listings Price: **£750,000**

Listings Date: **11-07-2023**

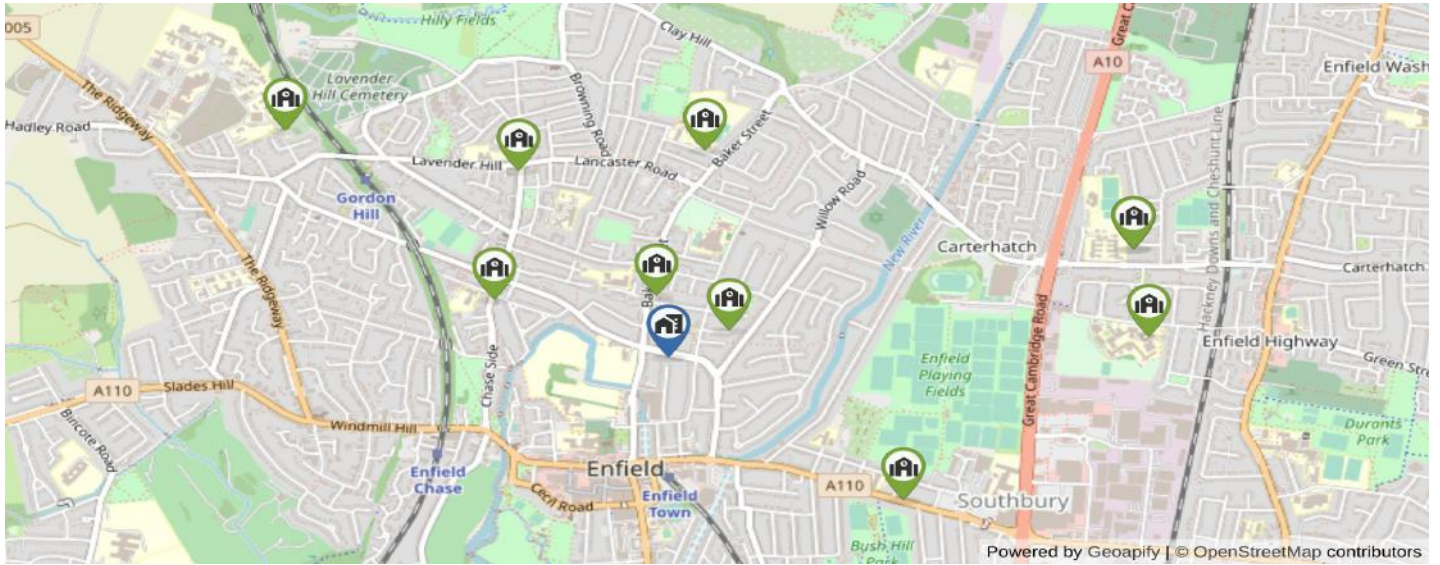
Beds: **3** Miles: **1.1**

On Market Rental Comparables



Property Address	Agent	Type	Rent	List Date	Bed	Miles
Parsonage Lane, Enfield, Middlesex, EN1 3UH	Equity Estate Agents, Enfield - Lettings	Semi-detached	£2500	09/08/2023	3	0.09
82, Baker Street, Enfield, Greater London, EN1 3EY	Ellis & Co, Enfield	Semi-detached	£1600	15/07/2023	3	0.1
Baker Street, Enfield, EN1 3EZ	OpenRent, London	Semi-detached	£2300	13/06/2023	3	0.11
301, Willow Road, Enfield, Greater London, EN1 3BX	Accommodation.co.uk, covering National	Semi-detached	£2850	22/08/2023	3	0.21
Southbury Road, Enfield, Middlesex, EN1 1PN	Ellis & Co, Enfield	Semi-detached	£1200	15/07/2023	3	0.48
12, Garnault Road, Enfield, Greater London, EN1 4TR	Arthur Samuel Estate Agents, Walton on Thames	Semi-detached	£2000	08/08/2023	3	0.85
Third Avenue, Bush Hill Park, EN1 1BU	Andrew Stevens, Enfield	Semi-detached	£2200	19/06/2023	3	1
Third Avenue, Enfield, EN1 1BU	Techbeard Ltd	Semi-detached	£2500	01/06/2023	3	1
117, Edenbridge Road, Enfield, Greater London, EN1 2HU	Winkworth, Palmers Green	Semi-detached	£2500	09/08/2023	3	1.17
53, Lincoln Way, Enfield, Greater London, EN1 1TD	haart, Enfield - Lettings	Semi-detached	£2200	02/06/2023	3	1.19

Primary Schools



Schools Map Legend :

Primary Schools

OFSTED RATING

NOT SPECIFIED

OUTSTANDING

GOOD

REQUIRES IMPROVEMENT

School Details

Ofsted Rating

Pupils

Distance

Gender

Has Nursery

Private

St Andrew's CofE Primary School

116 Churchbury Lane, Enfield, Middlesex, EN1 3UL



435

0.15 Miles

Mixed



St George's Catholic Primary School

Gordon Road, Enfield, EN2 0QA



598

0.17 Miles

Mixed



Chase Side Primary School

Trinity Street, Enfield, EN2 6NS



410

0.42 Miles

Mixed



Lavender Primary School

Lavender Road, Enfield, EN2 0SX



485

0.56 Miles

Mixed



St Michael's CofE Primary School

Brigadier Hill, Enfield, EN2 0NB



432

0.6 Miles

Mixed



George Spicer Primary School

Southbury Road, Enfield, Middlesex, EN1 1YF



827

0.65 Miles

Mixed



One Degree Academy

1 Chace Village Road, Enfield, EN2 8GH



212

1.06 Miles

Mixed



Suffolks Primary School

Brick Lane, Enfield, EN1 3PU



262

1.08 Miles

Mixed



Carterhatch Infant School

Carterhatch Lane, Enfield, Middlesex, EN1 4JY



323

1.09 Miles

Mixed



Carterhatch Junior School

Carterhatch Lane, Enfield, Middlesex, EN1 4JY



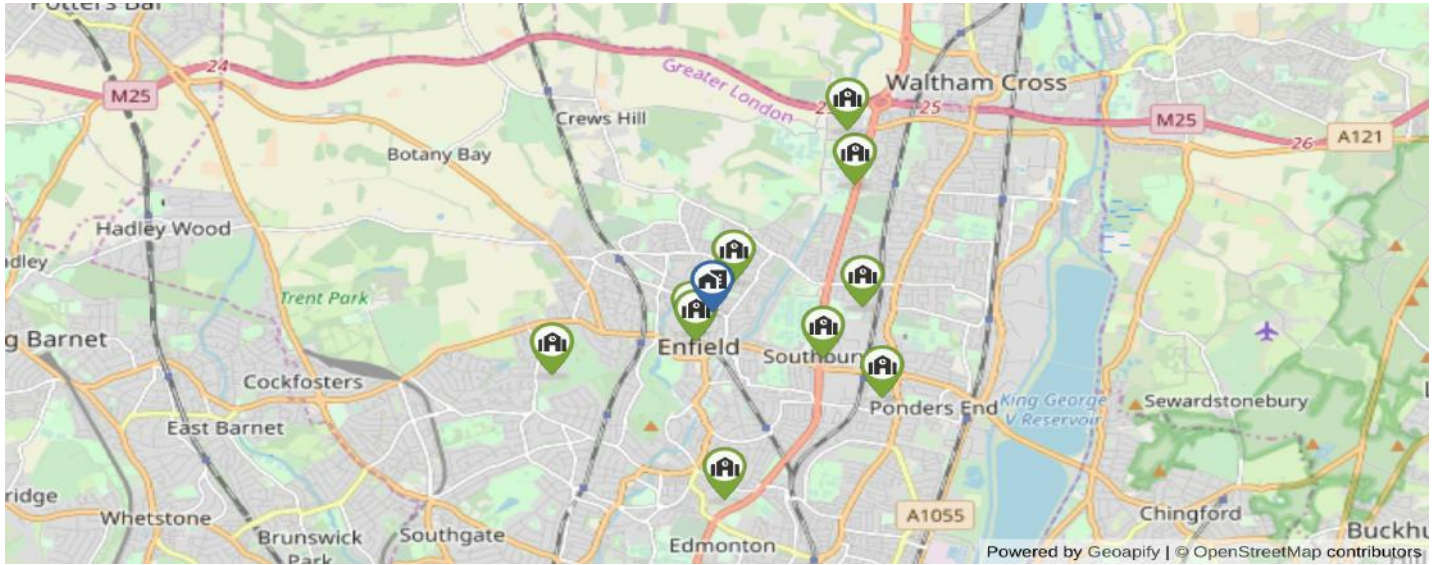
336

1.09 Miles

Mixed



Secondary Schools



Schools Map Legend :

Secondary Schools

OFSTED RATING

NOT SPECIFIED

OUTSTANDING

GOOD

REQUIRES IMPROVEMENT

School Details

Ofsted Rating

Pupils

Distance

Gender

Has Nursery

Private

Enfield County School for Girls

Holly Walk, Enfield, EN2 6QQ



1096

0.23 Miles

Girls



Enfield Grammar School

Market Place, Enfield, EN2 6LN



1076

0.29 Miles

Boys



Chace Community School

Churchbury Lane, Enfield, EN1 3HQ



1133

0.31 Miles

Mixed



Kingsmead School

196 Southbury Road, Enfield, EN1 1YQ



1527

0.91 Miles

Mixed



Bishop Stopford's School

Brick Lane, Enfield, Middlesex, EN1 3PU



736

1.11 Miles

Mixed



Highlands School

148 Worlds End Lane, London, N21 1QQ



1561

1.32 Miles

Mixed



Heron Hall Academy

Queensway, Enfield, Middlesex, EN3 4SA



1048

1.47 Miles

Mixed



St Ignatius College

Turkey Street, Enfield, EN1 4NP



1069

1.53 Miles

Boys



Edmonton County School

Little Bury Street, Edmonton, London, N9 9JZ



1851

1.66 Miles

Mixed



Capel Manor College

Bullsmoor Lane, Enfield, EN1 4RQ

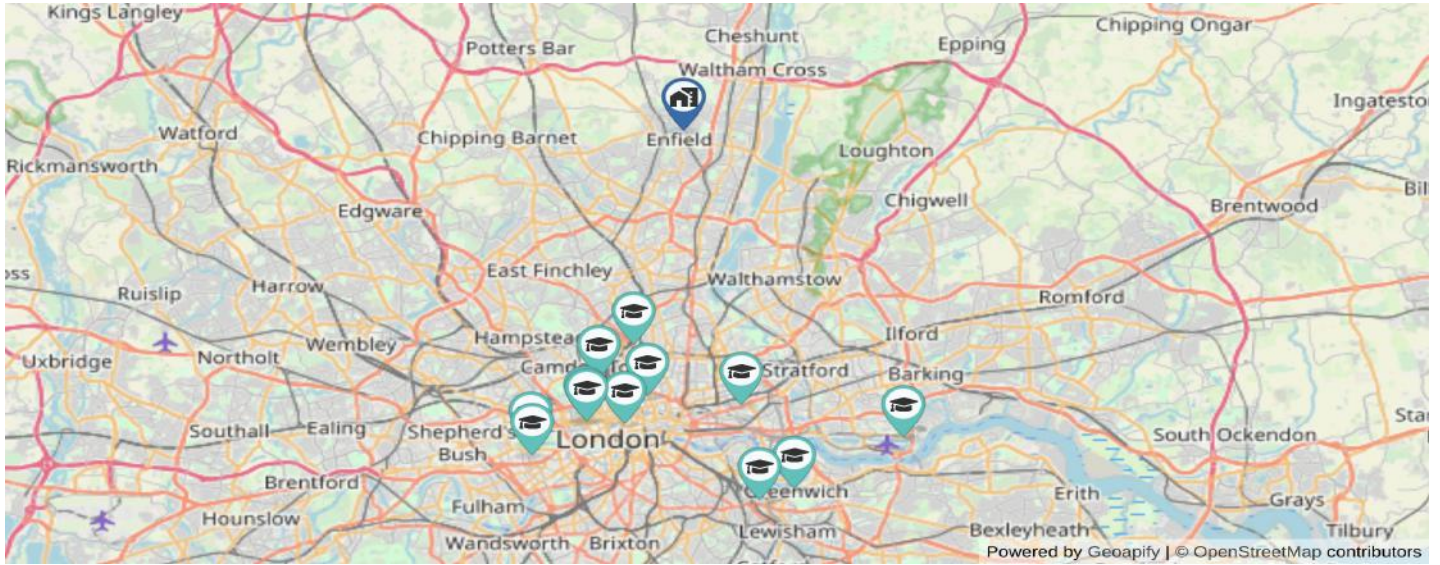


1.88 Miles

Mixed



Universities & Colleges



Universities Map Legend :

Universities & Colleges

London Metropolitan University ★★★★★

166-220 Holloway Rd, London N7 8DB, United Kingdom

7.3 Miles

The Royal Veterinary College ★★★★★

4 Royal College St, London NW1 0TU, United Kingdom

8.6 Miles

City, University of London ★★★★★

Northampton Square, London EC1V 0HB, United Kingdom

8.93 Miles

Queen Mary University of London ★★★★★

327 Mile End Rd, Bethnal Green, London E1 4NS, United Kingdom

9.29 Miles

The London School of Economics and Political Science ★★★★★

Houghton St, London WC2A 2AE, United Kingdom

9.94 Miles

University of Westminster ★★★★★

309 Regent St., London W1B 2HW, United Kingdom

10.02 Miles

The London College of Fashion ★★★★★

London College of Fashion, 20 John Prince's St, London W1G 0BJ, United Kingdom

10.09 Miles

The Royal College of Art ★★★★★

Kensington Gore, South Kensington, London SW7 2EU, United Kingdom

11.3 Miles

The Royal College of Music ★★★★★

Prince Consort Rd, South Kensington, London SW7 2BS, United Kingdom

11.64 Miles

University of East London ★★★★★

University Way, London E16 2RD, United Kingdom

11.98 Miles

Greenwich University ★

Bounty House, Stowage, London SE8 3DE, United Kingdom

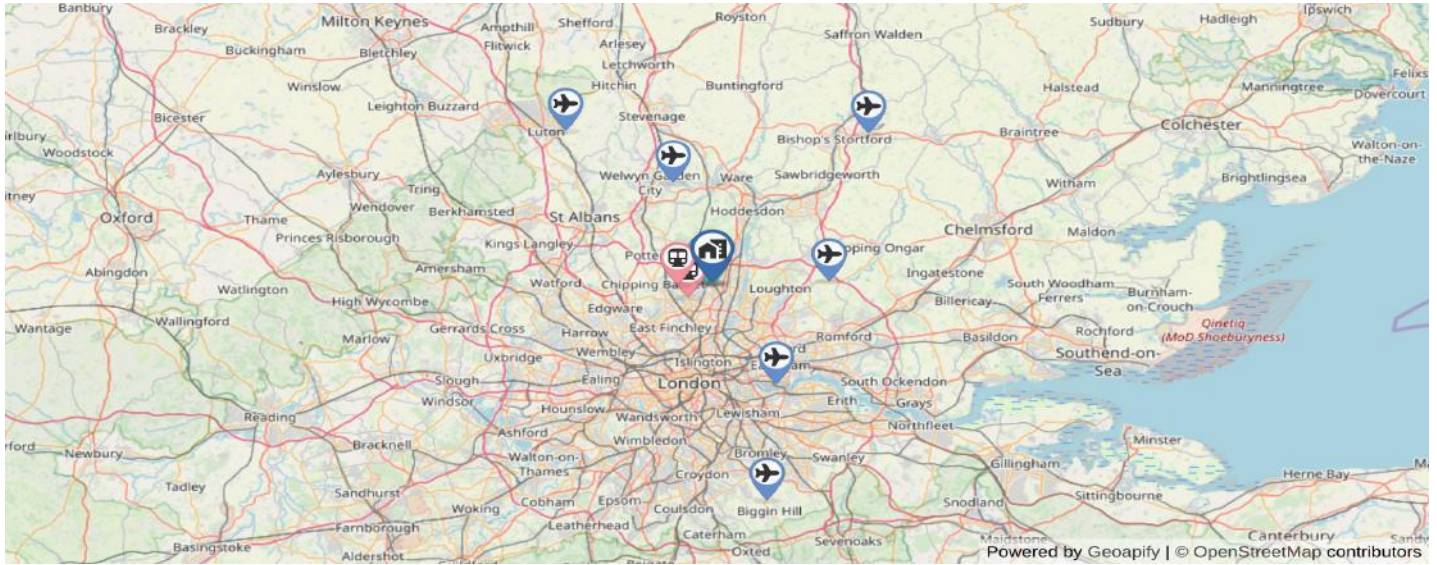
12.37 Miles

Trinity Laban Conservatoire of Music and Dance ★★★★★

Trinity Laban Conservatoire Of Music & Dance, London SE14 6NH, United Kingdom

12.53 Miles

Transportation



Transportation Map Legend :

Airports

Railway Stations

UG Stations

Bus Stations

Airports

Stapleford Aerodrome, Stapleford Aerodrome, Abridge, Romford RM4 1SJ, United Kingdom	10.04 Miles
Panshanger Aerodrome, Aerodrome in Welwyn Garden City, England	10.66 Miles
London City Airport, Hartmann Rd, London E16 2PX, United Kingdom	11.82 Miles
Luton Airport, Airport Way, Luton LU2 9LY, United Kingdom	19.97 Miles
London Stansted Airport, London Stansted Airport, Diamond Hangar Long Border Road London, Stansted CM24 1RE, United Kingdom	20.27 Miles
London Biggin Hill Airport, Main Rd, Biggin Hill, Westerham TN16 3BH, United Kingdom	22.89 Miles
Fairoaks Airport, Fairoaks Airport, Chobham, Woking GU24 8HU, United Kingdom	29.6 Miles

Railway Station

Enfield Town, Southbury Rd, Enfield EN1 1YX, United Kingdom	0.29 Miles
Enfield Chase, Enfield, United Kingdom	0.56 Miles
Gordon Hill, Enfield EN2 8RU, United Kingdom	0.82 Miles
Bush Hill Park, Enfield, United Kingdom	1.1 Miles



Underground Station















Oakwood, London N14 4UT, United Kingdom	2.36 Miles
Southgate, London, United Kingdom	2.68 Miles
Cockfosters, Barnet EN4 0DZ, United Kingdom	3.04 Miles
Arnos Grove, Bowes Rd, Arnos Grove, London N11 1AN, United Kingdom	3.63 Miles






Bus Station

Enfield Police Station (Stop L), United Kingdom	0.07 Miles
Enfield Police Station (Stop K), United Kingdom	0.1 Miles
Enfield Civic Centre (Stop G), United Kingdom	0.17 Miles
Enfield Civic Centre (Stop H), United Kingdom	0.25 Miles

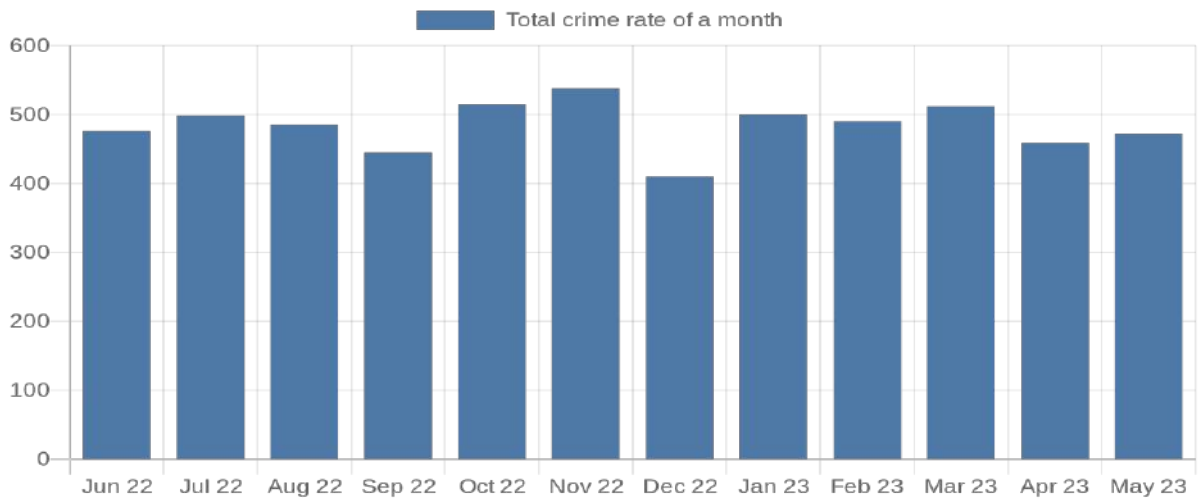
Broadband & Mobile

Broadband Predicted Broadband Speeds	Speed Type	 Download Speed	 Upload Speed
	Basic	15 Mbps	1 Mbps
Superfast	51 Mbps	8 Mbps	
Ultrafast	1000 Mbps	50 Mbps	

Mobile Coverage Based on voice calls made	Provider	 Indoor Speed	 Outdoor Speed
		 Very Good Coverage	 Very Good Coverage
	 Very Good Coverage	 Very Good Coverage	
	 Very Good Coverage	 Very Good Coverage	
	 Very Good Coverage	 Very Good Coverage	

 No Signal
  Not Reliable
  Low Connectivity
  Good Coverage
  Very Good Coverage

Crime Rate



Crime Rate by Category

Anti Social Behaviour	1300	Public Order	303
Bicycle Theft	33	Robbery	147
Burglary	314	Shoplifting	297
Criminal Damage Arson	358	Theft From The Person	202
Drugs	116	Vehicle Crime	785
Other Theft	546	Violent Crime	1326
Possession Of Weapons	28	Other Crime	45

Population

EN1 - Population (2011 - Aug 2022)

The latest 2021 census report will be published on 2022 march mid

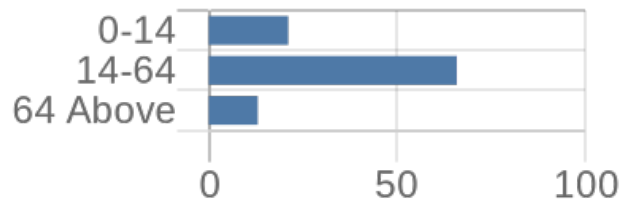
Occupied Households
44,641

Aged 0 - 14	Aged 14 - 64	Aged 64 Above
9,501 (21.11%)	29,665 (65.93%)	5,831 (12.96%)

Males	Females
21,637 (48.09%)	23,360 (51.91%)

EN1 : Total Population - 44,997

Age Range Population Rate



Hospitals / GP / Dentists / NHS

Hospitals

St Michael

Gater Drive Enfield EN2 0JB

0.47 Miles

The Cavell Hospital

Cavell Drive Uplands Park Road Enfield EN2 7PR

0.99 Miles

Chase Farm Hospital

127 The Ridgeway Enfield EN2 8JL

1.3 Miles

The Kings Oak Private Hospital

Chase Farm North Side The Ridgeway Enfield EN2 8SD

1.4 Miles

The Kings Oak Hospital

The Ridgeway Enfield EN2 8SD

1.4 Miles

GP

Medicus Health Partners - Willow House

285 Willow Road Enfield EN1 3AZ

0.17
Miles

Abernethy House Surgery

70 Silver Street Enfield EN1 3EB

0.17
Miles

Medicus Health Partners - Southbury Road

73 Southbury Road Enfield EN1 1PJ

0.35
Miles

White Lodge Medical Practice

White Lodge Medical Practice 105-109 Chase Side Enfield EN2 6NL

0.4 Miles

Dentists

New River Dental

325 Willow Road Enfield EN1 3BX

0.22
Miles

Dental Arts Studio

6/8 London Road Enfield Middlesex EN2 6EB

0.32
Miles

MacManus & Stern

11 Old Park Avenue Middlesex EN2 6PJ

0.57
Miles

Shaunak Popat Orthodontists Ltd

Angle House Orthodontics 39 The Ridgeway Middlesex EN2 8PD

0.86
Miles

Response Times of NHS Services

Category	Approx. Respons Time (Min:Sec)
C1	07 mins 09 secs
C1T	11 mins 55 secs
C2	52 mins 29 secs
C3	07 mins 23 secs
C4	50 mins 28 secs

C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)

C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)

C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)

C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required

C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

Carbon Footprint

Current Carbon Intensity

201

gCO₂/kWh

High

(Lower is Better)



Very Low



Low



Moderate



High



Very High

Fuel Type	Percentage (%)
Gas	47.9
Nuclear	30.6
Solar	11.6
Wind	6.2
Imports	2.4
Biomass	1.3
Coal	0
Other	0
Hydro	0

The Carbon Intensity forecast includes CO₂ emissions related to electric power generation. This includes emissions from all large metered power stations, interconnector imports, transmission and distribution losses. It also accounts for renewable national electricity demand for embedded wind and solar generation.



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