



Countisbury Avenue, Enfield, EN1 2NL

welcome to

Countisbury Avenue

A delightfully spacious, extended three double bedroom family house in a most sought after residential location within level walking distance of Bush Hill Park rail station (Liverpool Street line) and local shops, and within easy access of Enfield Town multiple shopping centre. Good schools, including Raglan Primary School, are close at hand.

Double Glazed Storm Porch

Ceramic tiled floor, spacious entrance hall, fitted carpet, radiator and cover, under stairs storage cupboard.

Cloakroom / WC

Low flush WC, bracket hand basin, ceramic tiled floor, fully tiled walls.

Lounge

13' x 12' (3.96m x 3.66m)
Radiator, fitted carpet, open planned to Dining Room.

Dining Room

12' 7" x 10' (3.84m x 3.05m)
Fitted carpet, radiator, gas convector fire with back-boiler for gas central heating. Open planned to Sitting Room.

Sitting Room

9' 8" x 9' (2.95m x 2.74m)
Fitted carpet, radiator.

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)
Comprehensively fitted in attractive light wood effect units comprising base units with work surfaces, matching wall cabinets, inset gas hob unit with fume extractor hood over, stainless steel sink unit, built-in double oven, integrated dishwasher, washing machine and fridge/freezer, double glazed door to garden.

First Floor

Spacious Landing

Extra spacious as removal of box room provides extra study space.
Fitted carpet, radiator.

Bedroom One (front)

12' 10" x 11' (3.91m x 3.35m)
Fitted carpet, radiator, range of built-in wardrobes.

Bedroom Two (rear)

12' 3" x 11' (3.73m x 3.35m)
Fitted carpet, radiator, two double built-in wardrobes.

Bathroom / WC

Panelled bath with separate shower control and shower screen, vanity hand basin with cupboard under, low flush WC, ceramic tiled floor, radiator, fully tiled walls.

Second Floor

Bedroom Three

17' 4" x 12' 2" (5.28m x 3.71m)
Fitted carpet, radiator, range of built-in wardrobes.

Outside

Front Garden

Attractively brick paved providing off street parking.

Rear Garden

Approximately 45ft of delightful rear garden, paved patio, laid to lawn, flower and shrub borders, timber shed, rear vehicular and pedestrian access.

Garage

Brick-built garage with rear vehicular access.





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- Loft Conversion (Master Bedroom)
- Off Street Parking to Front
- Garage to Rear
- 45ft Rear Garden
- Three Double Bedrooms

Tenure: Freehold EPC Rating: D

£530,000



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