



ABSOLUTE
PROPERTY

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**27 Southbury Avenue,
EN1 1RL**

Price Guide £445,000

Absolute Property are pleased to offer this three bedroom terraced house situated within close proximity to Enfield Town and all its local shops and amenities. Benefits include driveway, through lounge, double glazing, rear garden and comes with the added advantage of being offered on a chain free basis. Available now! Viewing highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to through lounge, kitchen. Stairs to first floor landing, 1 x radiator, wooden laminate flooring

KITCHEN:

9.5 x 6.5 (2.74m.1.52m x 1.83m.1.52m)

Range of base and eye level units, built in oven, gas hob and extractor. Dishwasher, 1 ¼ basin, stainless steel sink drainer unit with mixer taps. Single door opening to garden

THROUGH LOUNGE:

29.5 x 10.4 (8.84m.1.52m x 3.05m.1.22m)

Wooden laminate flooring, double glazed bay window to front aspect, 2 x radiators, TV Socket, sliding door opening to rear garden

FIRST FLOOR LANDING:

Doors to bedrooms one, two and three, bathroom

BEDROOM ONE:

13.6 x 10.8 (3.96m.1.83m x 3.05m.2.44m)

Into double glazed window to front aspect, 1 x radiator

BEDROOM TWO:

10.8 x 10.6 (3.05m.2.44m x 3.05m.1.83m)

1 x radiator, double glazed window to rear aspect

BEDROOM THREE:

6.4 x 6 (1.83m.1.22m x 1.83m)

1 x radiator, double glazed window to front aspect

BATHROOM:

Low level flush WC, pedestal wash hand basin with mixer taps, bath with shower attachment, double glazed frosted window to rear aspect

FRONT ASPECT:

Paved driveway

REAR GARDEN:

Block paved patio with rest mainly laid to lawn, various shrub borders



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	88	72	88
85	85	70	85
82	82	68	82
79	79	66	79
76	76	64	76
73	73	62	73
70	70	60	70
67	67	58	67
64	64	56	64
61	61	54	61
58	58	52	58
55	55	50	55
52	52	48	52
49	49	46	49
46	46	44	46
43	43	42	43
40	40	40	40
37	37	38	37
34	34	36	34
31	31	34	31
28	28	32	28
25	25	30	25
22	22	28	22
19	19	26	19
16	16	24	16
13	13	22	13
10	10	20	10
7	7	18	7
4	4	16	4
1	1	14	1