



ABSOLUTE
PROPERTY

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**29 Curzon Avenue, Enfield
EN3 4UA**

Offers Around £400,000

Absolute Property are delighted to offer this three bedroom mid terrace family home located within easy reach of Ponders End Train Station which offers good links into Liverpool Street. The property is within walking distance to local shops, Schools and other amenities. Benefits include an annex with downstairs bedroom with a wet room which could be used as a dining room, off street parking, lounge/diner, secluded rear garden and comes with the added advantage of being offered chain free. Viewing is highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to lounge/diner, downstairs wet room, stairs to first floor landing.

LOUNGE/DINER:

22'5 x 10 (6.83m x 3.05m)

Coving to ceiling, electric fireplace, radiator, upvc double glazed window to front aspect, open archway into kitchen, double doors into annex.

BEDROOM TWO (ANNEX)

14'6 x 9'7 (4.42m x 2.92m)

Two radiators, door to wet room, upvc double glazed window and single door opening top rear garden, this space is perfect for someone needing there own space as a bedroom but could also be used as a dining room.

WET ROOM:

Jack and gill wet room, with doors to hallway and bedroom two, comprising of low flush wc, hand wash basin with mixer taps, electric shower unit, radiator, upvc double glazed frosted window to front aspect.

KITCHEN:

13'6 x 9'10 (4.11m x 3.00m)

Range of eye and base level units, built in double oven, gas hob and extractor, integrated fridge freezer, plumbing for washing machine, one quarter bowl stainless steel sink drainer unit, two upvc double glazed windows to side and rear aspect, single door opening to rear garden.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom three, bathroom

BEDROOM ONE:

13'7 x 13 (4.14m x 3.96m)

Coving to ceiling, radiator, built in cupboard, upvc double glazed bay window to front aspect.

BEDROOM THREE:

8'8 x 7'1 (2.64m x 2.16m)

Coving to ceiling, upvc double glazed window to rear aspect.

BATHROOM:

Comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, radiator, upvc double glazed frosted window to rear aspect.

FRONT ASPECT:

Paved driveway providing off street parking for two vehicles.

REAR GARDEN:

Paved patio with rest laid to shingle, outside shed.

