



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**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.



27 Southbury Avenue,
EN1 1RL

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

