



## Connaught Avenue, Enfield

Under Offer (SSTC)  
£575,000 (Freehold)







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**This charming and modern 3-bedroom terraced house on Connaught Avenue, Enfield, seamlessly blends contemporary living with practical features, offering a spacious home ideal for families or professionals alike.**

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This spacious 3-bedroom terraced house located on Connaught Avenue, Enfield, offers modern living with a range of attractive features. The home is beautifully decorated throughout, with a stylish extended kitchen/diner and a handy ground floor WC, making it ideal for family living. The kitchen is fully equipped with top-end appliances, including an integrated fridge/freezer, dishwasher, wine cooler, and double electric oven. Double glazed bi-folding doors open up to the garden, enhancing the open-plan feel.

Upstairs, the property boasts three comfortable bedrooms, all featuring uPVC double glazed windows, radiators, and ample storage. The family bathroom has underfloor heating, a modern paneled bath with a shower, and a heated towel rail. There's also loft access from the first floor landing for additional storage space.

The rear garden offers a decked area and artificial grass for low maintenance, with side access to a tunnel link and a spacious outbuilding. This outbuilding is equipped with power, heating, and a WC, providing additional flexible space, ideal for use as a home office, gym, or extra storage.

The property also includes off-street parking for two cars at the front, with a paved driveway.

Conveniently located within 0.6 miles of Enfield Town Rail Station, the house offers easy access to central London and other key areas. Enfield Town shopping centre, with its wide variety of shops, cafes, and restaurants, is just a short distance away, while the nearby parks provide great outdoor space for relaxation and recreation.

This property combines modern living with practicality, offering ample space, a great location, and a range of high-quality finishes that will appeal to families or professionals looking to make a move in this desirable area of Greater London.

Local Authority: Enfield  
Council Tax Band : C

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## Front Garden

Paved for off street parking for two cars, gas meter box.

## Hallway

Radiator, stairs to first floor landing, laminate wood flooring, understairs storage cupboard housing: fuse box and electric meter, door to lounge, door to w/c, door to kitchen, alarm panel, stair light.

## Lounge

Laminate wood flooring, ceiling to coving, radiator, uPVC double glazed window to front aspect.

## Extended Kitchen/Diner

Tiled flooring, cupboard housing: washing machine, dryer and Worcester boiler, eye and base level units, integrated fridge/freezer, dishwasher and wine cooler, inset sink with mixer tap and hot water tap, double electric oven, fitted induction hobs, radiator, double glazed bi-folding doors leading to rear garden, ceiling speakers, led track lights.

## Downstairs W/C

Laminate wood flooring, low level WC, wash hand basin with mixer tap, extractor fan.

## First Floor Landing

Loft access, carpet, doors to all bedrooms, door to bathroom.

## Bedroom 1

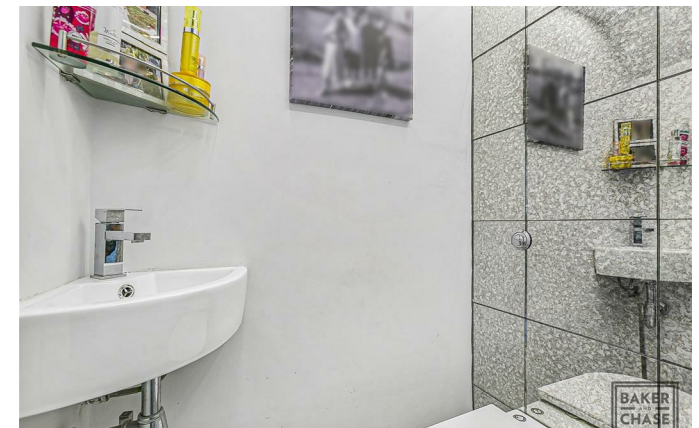
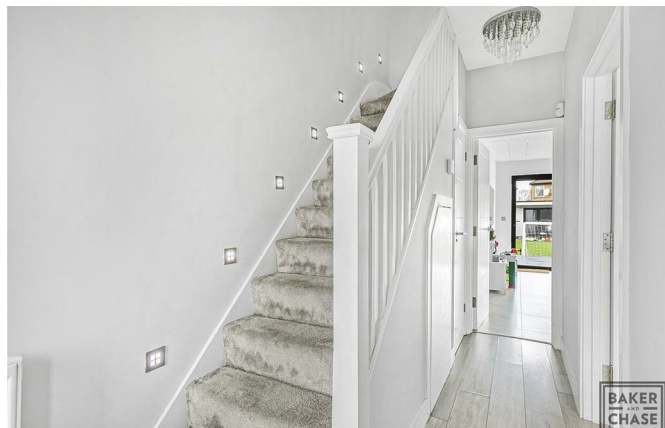
Carpet, radiator, coving to ceiling, uPVC double glazed window to front aspect.

## Bedroom 2

uPVC double glazed window to rear aspect, radiator, coving to ceiling, laminate wood flooring.

## Bedroom 3

uPVC double glazed windows to front aspect, radiator, coving to ceiling, carpet.









## Bathroom

Tiled flooring with underfloor heating, tiled walls, frosted uPVC double glazed window to rear aspect, paneled bath with mixer tap, mains fed shower, wash hand basin with mixer tap, low level WC, heated towel rail.

## Rear Garden

Decking area, artificial grass, outside tap, access to tunnel-link, door to outbuilding, door to storage cupboard.

## Outbuilding

Laminate wood flooring, spotlights to ceiling, power points, electric heater, door to WC

## WC

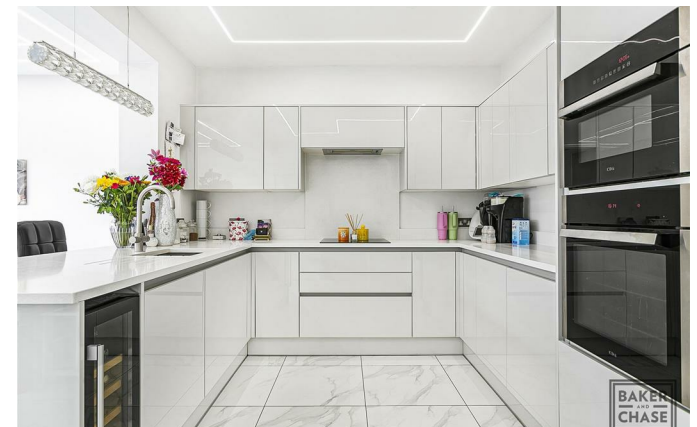
Low level WC, wash hand basin, extractor fan, laminate wood flooring.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective









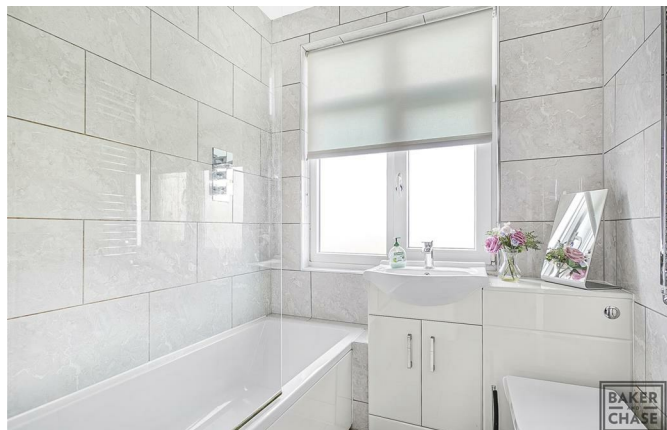


buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





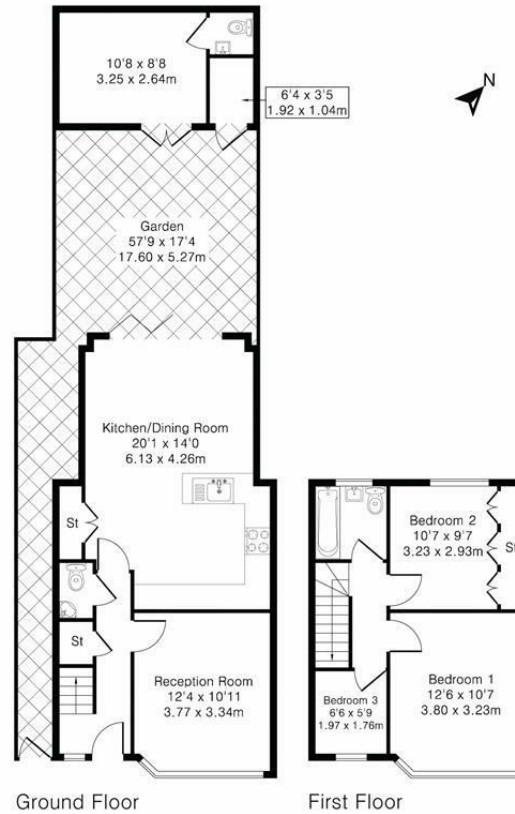




**Approximate Gross Internal Area 995 sq ft - 92 sq m**

Ground Floor Area 638 sq ft - 59 sq m

First Floor Area 357 sq ft - 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating E / Local Authority: Enfield / Council Tax Band: D