



## Park Avenue, Enfield

Available

£725,000 (Freehold)







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**Nestled in a sought-after location, this charming 1930s-style four-bedroom end-of-terrace home offers space, potential, and modern comforts.**

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This charming 1930s-style four-bedroom end-of-terrace house offers ample space and great potential, ideal for a growing family or those seeking a project with room for further development (STPP). The property features two reception rooms, a kitchen with modern fittings including a 5-ring gas hob, electric oven, and integrated dishwasher, as well as an en-suite to the fourth bedroom on the second floor.

The accommodation is spread across three floors, with a bright and spacious first-floor landing leading to three bedrooms and a family bathroom, which includes a Jacuzzi bath and a walk-in shower cubicle. The top floor offers a private fourth bedroom with its own en-suite, perfect for a guest suite or older children seeking more independence.

Additional highlights include a rear garden with a mix of decking, paving, and lawn, as well as a front garden providing off-street parking for several cars. The house also boasts a garage and utility area, enhancing the property's practicality.

Located just 0.6 miles from Bush Hill Park Station, residents will enjoy excellent transport links into central London. Local amenities such as shops, schools, and parks are within easy reach, providing convenience for everyday living. With potential for further development (STPP), this property offers both a comfortable home and a long-term investment opportunity.

Chain free and ready for immediate occupation, this house combines the charm of a period property with the modern conveniences required for contemporary living. Don't miss the opportunity to view this family home, which combines practicality, comfort, and the potential to add value.

Local Authority: Enfield  
Council Tax Band: E

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**Porch**

Door leading to Inner Hallway.

**Inner Hallway**

Carpet, Coving to Ceiling, Radiator, Stairs to First Floor Landing, Understairs Storage Cupboard Housing Electric and Gas Meters and Fuse Box, Doors to Both Receptions, Door to Kitchen.

**Reception 1**

Carpet, Coving to Ceiling, Radiator, uPVC Double Glazed Window to Front Aspect, Fitted Storage Cupboard, Fitted Shelving.

**Reception 2**

Carpet, Coving to Ceiling, Radiator, Fitted Shelving, Single Glazed French Doors Leading to Rear Garden.

**Kitchen**

Eye and Base Level Units, Part-Tiled Walls, uPVC Double Glazed Door Leading to Rear Garden, Space for Fridge/Freezer, Sink with Mixer Tap and Hot Filter Tap, Fitted 5-Ring Gas Hob, Fitted Electric Oven, Integrated Dishwasher.

**First Floor Landing**

Carpet, Stairs to Second Floor Landing, Doors to Bedrooms 1, 2, and 3, Door to Bathroom.

**Bedroom 1**

Carpet, uPVC Double Glazed Window to Front Aspect, Radiator, Coving to Ceiling, Two Fitted Wardrobes.

**Bedroom 2**

Carpet, uPVC Double Glazed Window to Rear Aspect, Radiator.

**Bedroom 3**

Carpet, uPVC Double Glazed Window to Front Aspect, Radiator, Coving to Ceiling, Fitted Wardrobes.

**Bathroom**

Linoleum Flooring, uPVC Double Glazed Window to Rear Aspect, Part-Tiled Walls, Jacuzzi Bath with Shower Above, Walk-In Shower Cubicle with Power Shower, Pedestal Wash Hand Basin with Mixer Tap, Low-Level WC, Radiator, Storage Cupboard, Two Extractor Fans, Spotlights to Ceiling.

**Second Floor Landing**

Velux Window, Door to En-Suite, Door to Bedroom 4.

**Bedroom 4**

Carpet, Two Velux Windows to Side Aspect, One Velux Window to Front Aspect, Radiator, Cupboard Housing Water Tank, Under Eaves Storage.

**En-Suite**

Tiled Walls, uPVC Double Glazed Window to Rear Aspect, Spotlights to Ceiling, Radiator, Low-Level WC, Wash Hand Basin with Mixer Tap, Walk-In Shower Cubicle with Mains-Fed Shower.

**Rear Garden**

Part Decking Area, Part Paved Area, Part Laid to Lawn, Shrub Borders, Outside Tap, Door to Utility Area Housing Washing Machine and Dryer, Door to Garage, Door Leading onto Mortimer Drive.



## Front Garden

Paved for Off-Street Parking for Several Cars, Door to Garage, Raised Flower Bed.

## Disclaimer

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Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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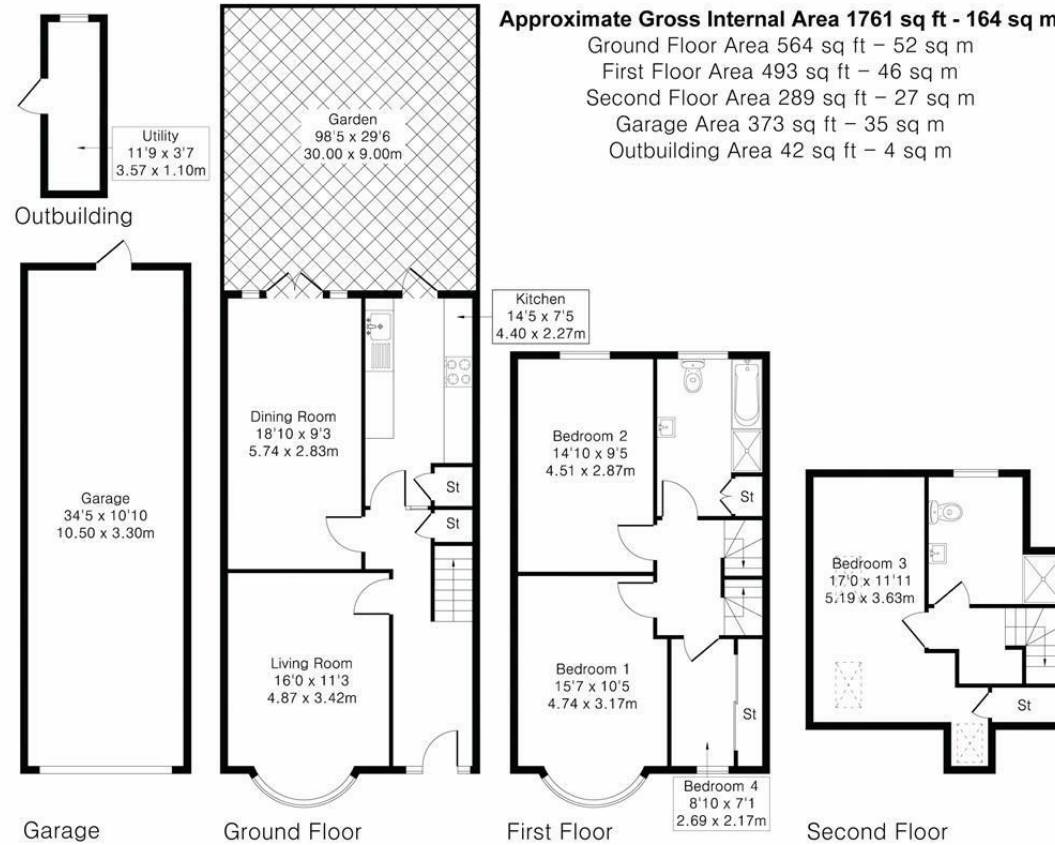
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EPC Rating D / Local Authority: Enfield / Council Tax Band: E