



Radcliffe Avenue, Enfield

Available

Offers in excess of £500,000 (Freehold)





Tucked away on a quiet no-through road in the desirable EN2 postcode, this characterful two-bedroom Edwardian home offers charm, potential, and excellent access to local amenities.

Positioned on a peaceful no-through road, this charming two-bedroom end-of-terrace Edwardian home blends character features with scope for future enhancement. Offered chain free and just 0.4 miles from Gordon Hill Station, it presents a fantastic opportunity for buyers looking to secure a well-located home with development potential (STPP).

The ground floor comprises a welcoming hallway with oak wood flooring, understairs storage, and access to a generous through lounge. Here, you'll find oak flooring, a feature gas fire, fitted shelving, and direct access to the rear garden via double glazed doors. The adjoining kitchen enjoys a front-facing outlook and is well-equipped with integrated appliances, a gas hob, and fitted oven and microwave.

Upstairs, there are two comfortable bedrooms, both with built-in storage and ample natural light. The primary bedroom features original wood flooring and two front-aspect windows, while the second benefits from a sash window to the rear. A well-appointed bathroom completes the first floor, with tiled flooring, a mains-fed shower over bath, and spotlights to ceiling.

To the rear, the north-facing garden offers a low-maintenance mix of paving, pebble stone, and mature planting, including olive and silver birch trees, bamboo, and eucalyptus. There's also a timber-built shed and a large workshop with power and lighting, perfect for hobbies or storage. A side gate provides external access, and the front garden retains its attractive original Edwardian tiling.

Located within catchment of several sought-after schools and close to the green spaces of Hilly Fields and Chase Side, this property enjoys excellent access to both local amenities and transport links. Whether you're a first-time buyer, downsizer, or planning to extend and add value, this is a wonderful opportunity to make a home in a desirable Enfield location.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Oak Wood Flooring, Radiator, Stairs to First Floor Landing, Coving to Ceiling, Understairs Storage Cupboard Housing: Electric Meter and Fuse Box, Access to Kitchen, Access to Lounge

Lounge

Oak Wood Flooring, Radiator, Peldon Gas Fire, Double Glazed Window to Rear Aspect, Fitted Shelving, Double Glazed Door Leading to Rear Garden

Kitchen

Oak Wood Flooring, uPVC Double Glazed Window to Front Aspect, Radiator, Eye and Base Level Units, Part-Tiled Walls, Stainless Steel Sink with Mixer Tap, Space for Washing Machine, Integrated Steel Sink with Mixer Tap, Fitted 4 Ring Gas Hob with Extractor Over, Fitted Electric Oven, Fitted Microwave

First Floor Landing

Carpet, Loft Access, Doors to Both Bedrooms, Door to Bathroom

Bedroom 1

Original Wood Flooring, Two Radiators, Two uPVC Double Glazed Windows to Front Aspect, Built-In Wardrobe

Bedroom 2

Original Sash Window to Rear Aspect, Radiator, Carpet, Built-In Wardrobe, Fitted Shelving

Bathroom

Original Frosted Sash Window to Rear Aspect, Heated Towel Rail, Wall Mounted Wash Basin with Mixer Tap, Bath with Mixer Tap and Mains Fed Shower, Tiled Flooring, Part-Tiled Walls, Spotlights to Ceiling, Low Level WC, Extractor Fan

Rear Garden (North Facing)

Paved Patio Area, Part Pebble Stone Area, Outside Tap, Gate Leading to Side Access, Storage Cupboard Housing Boiler and Water Tank, Timber Built Shed, Timber Built Workshop (with Power and Lighting), Shrub Borders, Olive and Silver Birch Trees, Eucalyptus, Bamboo





Front Garden

Original Edwardian Tiling, Part Gravel Area, Gas Meter Box

Disclaimer

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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.

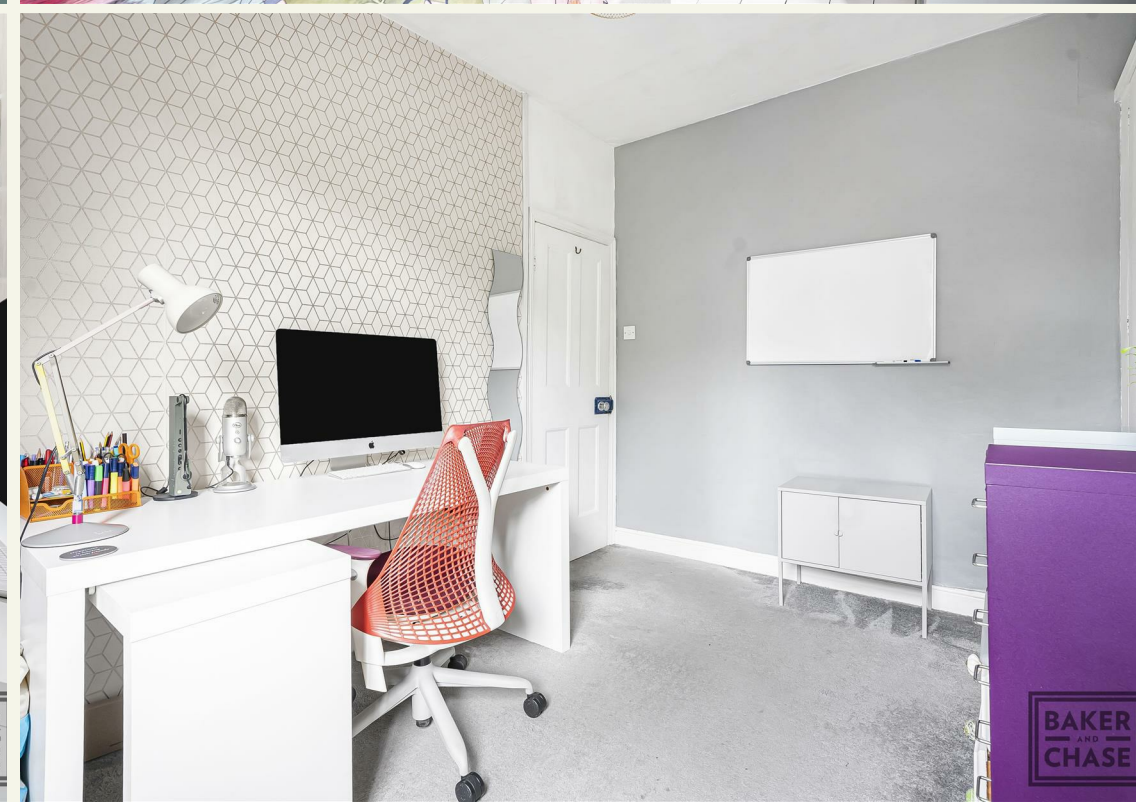
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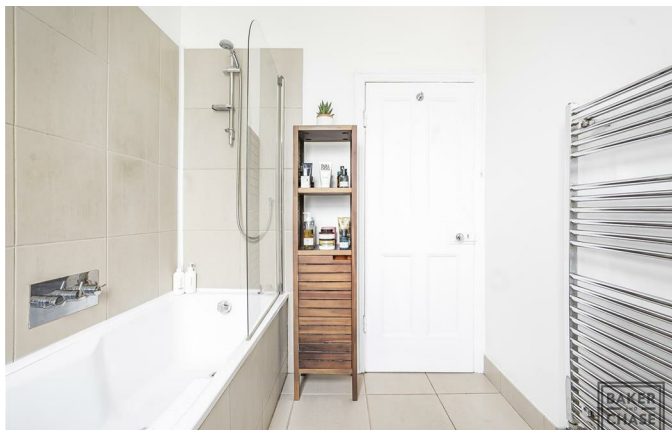
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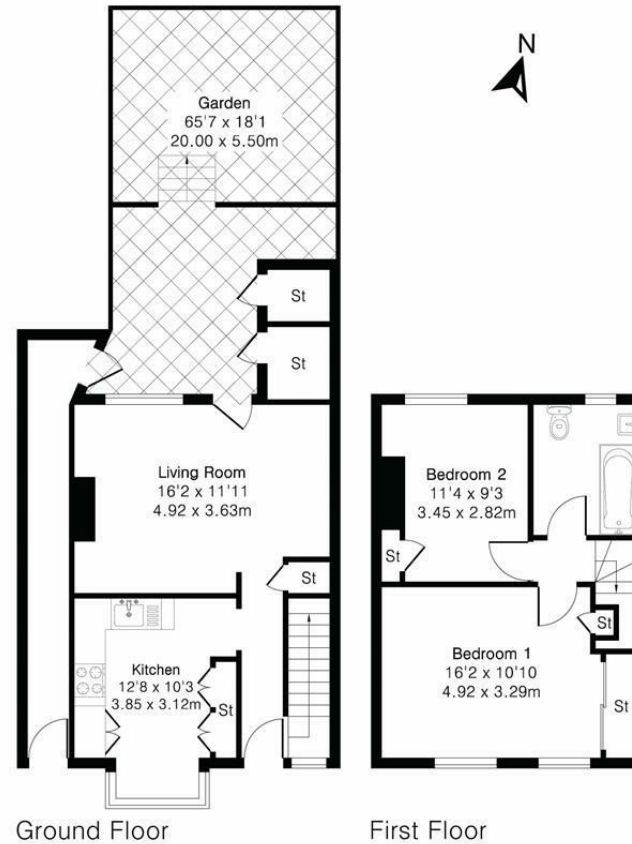




Approximate Gross Internal Area 767 sq ft - 71 sq m

Ground Floor Area 407 sq ft - 38 sq m

First Floor Area 360 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