



St. Lukes Avenue, Enfield

Available

£525,000 (Freehold)





An exciting opportunity to transform this well-positioned three-bedroom home, moments from green spaces, excellent transport links, and Enfield's bustling town centre.

Situated just 0.4 miles from the expansive green spaces of Hilly Fields Park and within 0.7 miles of Gordon Hill Station, this chain-free, three-bedroom semi-detached home offers excellent potential to modernise and includes a bonus section of land located at the rear of the garden, held on a separate title and included within the sale.

The property itself benefits from off-street parking, a south-west facing rear garden, a conservatory, and a convenient ground floor WC. Inside, the accommodation comprises a generous lounge with direct access to the conservatory, a separate kitchen with garden access, and three well-proportioned bedrooms, served by a first-floor shower room and additional WC. Fitted wardrobes, multiple storage cupboards, and side pedestrian access enhance the home's practicality and appeal.

The property will also be cleared imminently, ensuring it is ready for a smooth and timely completion.

St. Lukes Avenue is a quiet, established residential turning, ideally placed for families and commuters alike. Enfield Town's array of shopping facilities, cafés, and restaurants is just over a mile away, while the A10 and M25 are easily accessible for those travelling by car. Local schools, regular bus routes, and well-kept green spaces are all within close reach.

With its excellent location, potential for improvement, and the added bonus of an extra garden plot, this home is ideal for buyers seeking a rewarding project in one of Enfield's most popular neighbourhoods.

Local Authority: Enfield
Council Tax Band: D

Porch

Carpet, Frosted uPVC Double Glazed Window, Door to Inner Hallway

Inner Hallway

Laminate Wood Flooring, Radiator, Door to WC, Door to Kitchen, Door to Lounge, Stairs to First Floor Landing, Frosted Double Glazed Window to Side Aspect

Lounge

Two Radiators, Carpet, uPVC Double Glazed Window to Front Aspect, Sliding uPVC Double Glazed Door Leading to Conservatory

Kitchen

uPVC Double Glazed Window to Rear Aspect, Lino Flooring, uPVC Double Glazed Door Leading to Rear Garden, Storage Cupboard, Eye and Base Level Units, Stainless Steel Sink with Mixer Tap, Space for Fridge/Freezer, Space for Gas Oven, Space for Washing Machine, Part-Tiled Walls, Understairs Storage Cupboard Housing: Fuse Box and Electric Meter, Floor-Mounted Boiler

WC

Low Level WC, Lino Flooring, Extractor Fan

Conservatory

Tiled Flooring, uPVC Double Glazed Window to Rear Aspect, uPVC Double Glazed Door Leading to Rear Garden

First Floor Landing

Carpet, Loft Access, Frosted Double Glazed Window to Side Aspect, Doors to All Bedrooms, Door to Shower Room, Door to WC

Bedroom 1

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

Bedroom 2

uPVC Double Glazed Window to Rear Aspect, Carpet, Radiator, Fitted Cupboards

Bedroom 3

uPVC Double Glazed Window to Front Aspect, Carpet





Shower Room

Lino Flooring, Radiator, Frosted uPVC Double Glazed Window to Rear Aspect, Tiled Walls, Walk-In Shower Cubicle with Electric Shower, Wash Hand Basin with Mixer Tap

WC

Frosted Double Glazed Window to Rear Aspect, Lino Flooring, Low Level WC

Rear Garden

Part Paved Area, Part Artificial Grass, Two Timber Built Sheds, Outside Tap, Side Pedestrian Gate

Front Garden

Paved for Off Street Parking, Gas Meter Box, Side Gate Leading to Rear Garden

Additional Parcel of Land

Title Number: NGL468683 (included in the sale) - area is shown in the pictures and is the area covered in artificial grass - pictures 15 and 16

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.

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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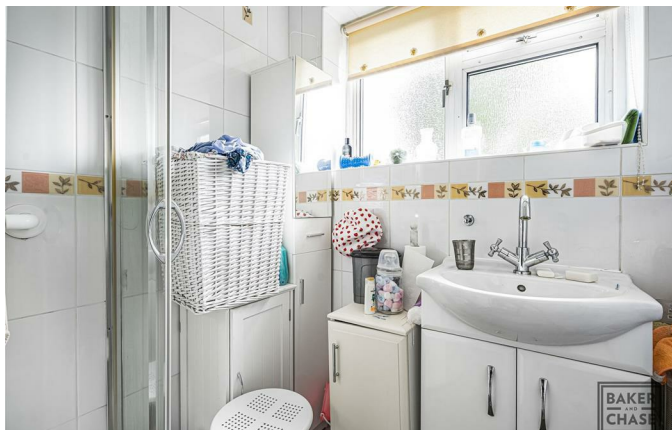
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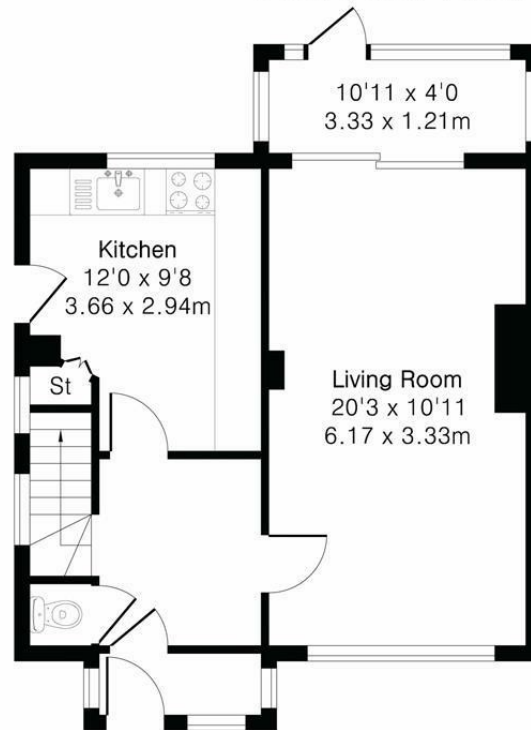




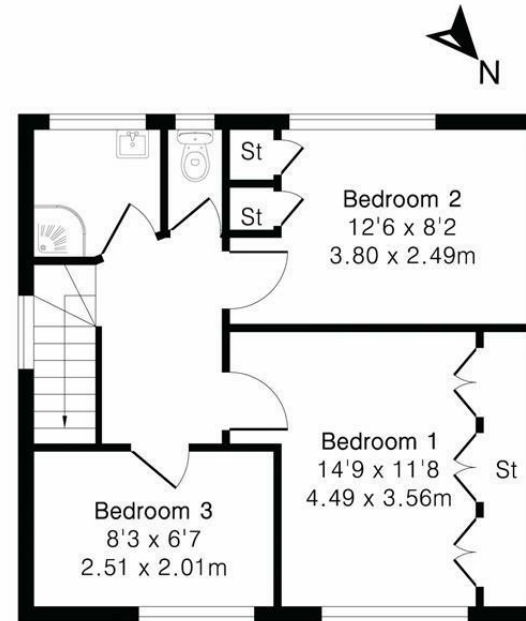
Approximate Gross Internal Area 927 sq ft - 86 sq m

Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 428 sq ft – 40 sq m



Ground Floor



First Floor



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 D / Local Authority: Enfield / Council Tax Band: D