



## Inverness Avenue, Enfield

Available

£550,000 (Freehold)







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**A well-proportioned three-bedroom end-of-terrace home with generous living space, off-street parking, and a good-sized rear garden.**

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A three-bedroom end-of-terrace 1930's style house offering well-proportioned rooms, off-street parking, and a generous garden with outbuilding. The property is being sold chain free and presents a great opportunity for buyers looking to modernise and add their own style.

The ground floor features a welcoming entrance hallway with storage space, leading to a bright open-plan lounge and kitchen. With dual-aspect windows, a real log fireplace, and room for both living and dining areas, it's a flexible space that works well for everyday living. The kitchen is fitted with a range of units, integrated appliances, all white good appliances in the kitchen are included in the sale.

Upstairs, there are three bedrooms, two comfortable doubles with fitted storage and a third single, alongside a family bathroom. There's also loft access from the landing, providing extra storage and future potential to extend, subject to planning permission. The property also benefits from double-glazed windows throughout.

The rear garden offers a mix of lawn, patio and raised decking, plus an outbuilding with power and heating, ideal for storage, home working or hobbies. To the front, there is off-street parking and a shared driveway leading to a garage.

Located approximately 0.6 miles from Bush Hill Park Station (London Overground), with Enfield Town's shops and amenities around 1 mile away. Local schools include George Spicer Primary (0.5 miles) and Kingsmead Secondary (0.9 miles), with parks and green spaces also close by.

Local Authority: London Borough of Enfield  
Council Tax Band: D

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## Front Garden

Paved for off street parking, shared driveway leading to garage.

## Inner Hallway

Coving to ceiling, laminate wood flooring, radiator, understairs storage cupboard housing: fuse box, gas and electric meters, stairs to first floor landing, door to lounge.

## Lounge/Kitchen (Open-Plan)

Coving to ceiling, spotlights to ceiling, uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, laminate wood flooring, vinyl flooring, real log fireplace, 2x radiator, eye and base level units, cupboard housing 'Worcester' boiler, stainless steel sink with mixer tap, space for washing machine, space for dishwasher, fitted gas hob with extractor over, fitted double electric oven, fitted microwave, part-tiled walls.

## First Floor Landing

Coving to ceiling, frosted uPVC double glazed window to side aspect, carpet, loft access, doors to all bedrooms, door to bathroom.

## Bedroom 1

Coving to ceiling, uPVC double glazed window to front aspect, uPVC double glazed window to front aspect, fitted wardrobes, carpet.

## Bedroom 2

Coving to ceiling, uPVC double glazed window to rear aspect, carpet, radiator.

## Bedroom 3

uPVC double glazed window to front aspect, carpet, wall mounted electric heater.

## Bathroom

Spotlights to ceiling, frosted uPVC double glazed window to rear aspect, tiled walls, tiled flooring, paneled bath with mixer tap, electric shower, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, electric heater.









## Rear Garden

Part paved area, rest laid to lawn, shrub borders, outside tap, side gate leading to shared driveway, raised decking area housing outbuilding.

## Outbuilding

Power sources, lighting, mounted electric heater, laminate wood flooring (with underfloor heating), door to garage.

## Disclaimer

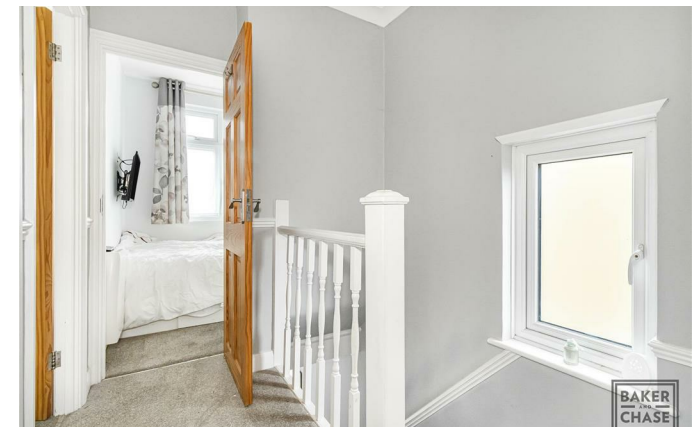
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 732 sq ft - 68 sq m

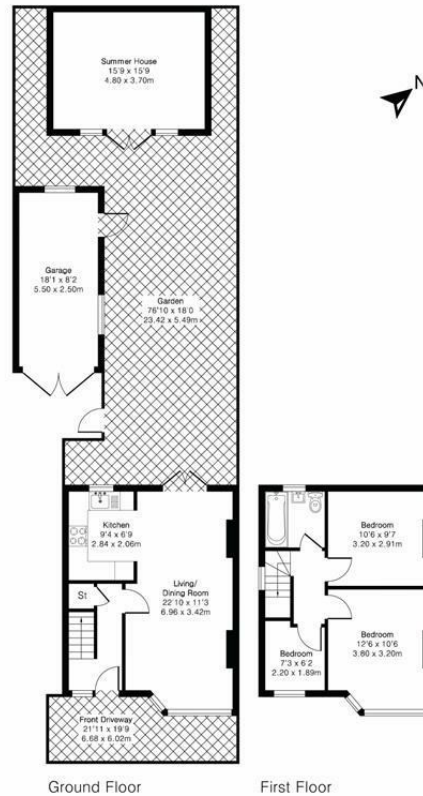
(Excluding Garage & Outbuilding)

Ground Floor Area 366 sq ft - 34 sq m

First Floor Area 366 sq ft - 34 sq m

Garage Area 151 sq ft - 14 sq m

Outbuilding Area 193 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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: London Borough of Enfield / Council Tax Band: D