



52 Newbury Avenue, Enfield, EN3 6EF
Offers In Excess Of £475,000



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Lanes Enfield are pleased to present this delightful three-bedroom mid-terrace house. The property boasts Two spacious reception rooms one of which has been extended, ideal for both relaxation and entertaining guests.

One of the standout features of this home is its views overlooking fields. The three bedrooms consist of two double bedrooms, making them perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

For those who commute, the property is within walking distance to Enfield Lock Train Station, making it an excellent choice for professionals or anyone needing easy access to central London. Additionally, off-street parking is available, providing added convenience for residents and visitors alike.

This charming terraced house offers a peaceful retreat while remaining close to local amenities and transport links. Whether you are a first-time buyer or looking to settle down in a welcoming community, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.



Porch

Tiled floor and door leading to hallway.

Hallway

Frosted double glazed windows to front aspect, laminate flooring, stairs leading to first floor landing, under stair storage cupboard and door leading to lounge.

Lounge

23'5" x 10'5" opening to 16'2" (7.14m x 3.18m opening to 4.93m)
(L-Shape) Double glazed window to front aspect, laminate flooring, radiator, double glazed sliding door leading to dining room and archway leading to kitchen.

Kitchen

7'2" x 5'9" (2.18m x 1.75m)

Double glazed window to rear aspect, door leading to dining room, eye and base level units with thin worktop surfaces and splashbacks, fitted electric oven with induction hob and extractor hood, stainless steel butler sink with mixer tap, integrated washing machine and dishwasher.

Dining Room

15'7" x 8'7" (4.75m x 2.62m)

Double glazed window to rear aspect, double glazed door leading to rear garden and laminate flooring.

First Floor Landing

Loft access, laminate flooring and doors leading to all rooms.

Bedroom One

12'9" (into bay) x 10'3" (3.89m (into bay) x 3.12m)

Double glazed window to front aspect, fitted wardrobes and radiator.

Bedroom Two

11'2" x 10'3" (3.40m x 3.12m)

Double glazed window to rear aspect, laminate flooring, fitted wardrobe and radiator.

Bedroom Three

7'3" x 5'9" (2.21m x 1.75m)

Double glazed window to front aspect, fitted wardrobe and radiator.

Bathroom

Frosted double glazed window to rear aspect, tile enclosed bath with mixer tap and shower unit, floating sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

Exterior - Front

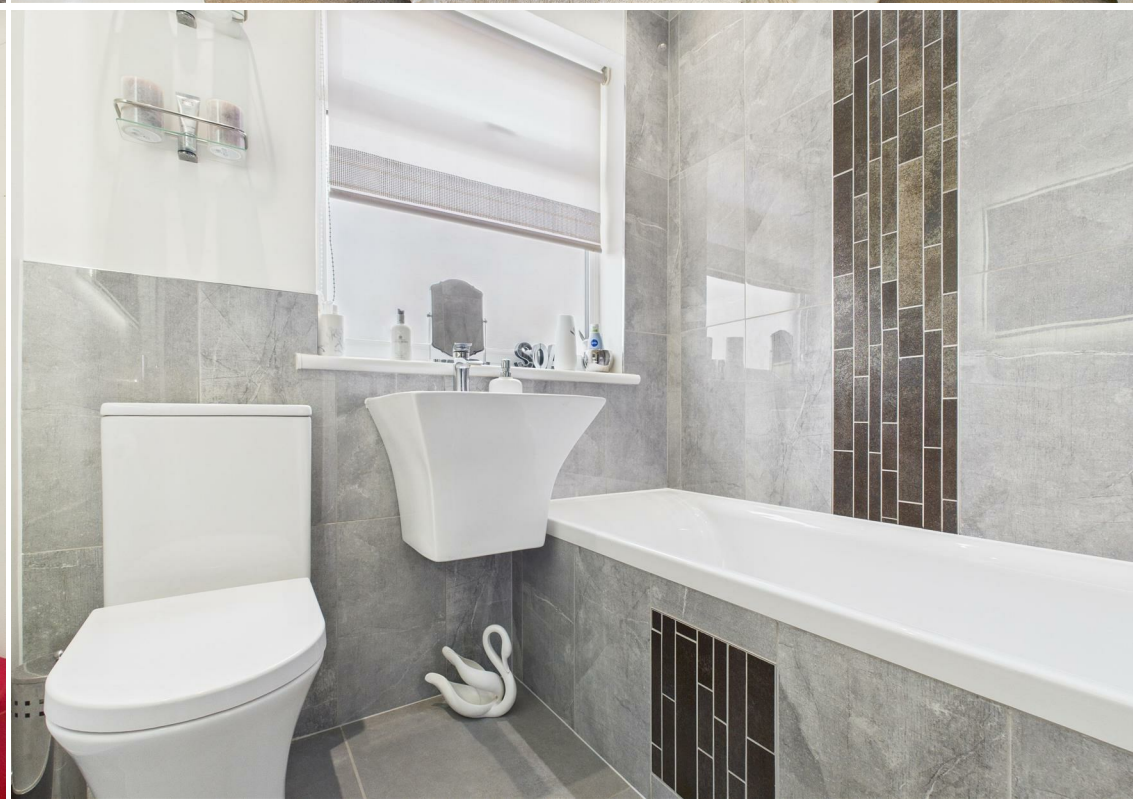
Pattern brick paved driveway.

Exterior - Rear

Raised patio area, additional patio area to rear with timber shed, mainly laid to lawn with flower bed borders on either side with various plants, shrubs trees and bushes, gate with rear access overlooking fields.

Lanes Estate Agents Enfield Reference Number

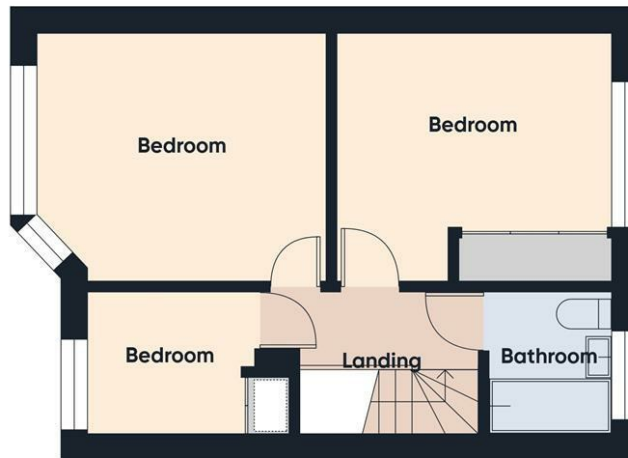
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Floor 0



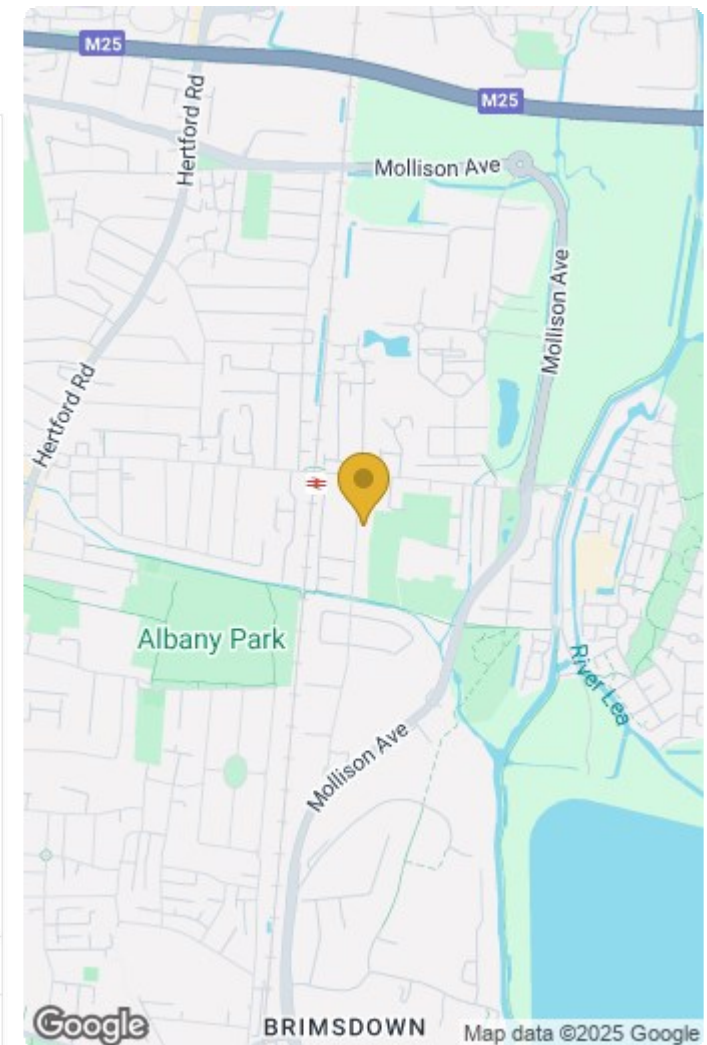
Floor 1

Approximate total area⁽¹⁾
865 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.