

First Avenue, EN1 - £375,000

2 Bedroom First Floor Flat – Share of Freehold



Set on the first floor of this semi-detached Edwardian residence is a 2 double bedroom maisonette with its own front door, with a Share of Freehold and some retaining original features. This well appointed bright and airy property is being offered in excellent condition and situated in the heart of the very sought after location of Bush Hill Park. The property is moments' walk of Bush Hill Park Station which provides a direct route to Liverpool St and is conveniently located within in easy access to a selection of local shops, cafes, Post Office, Sainsburys Local, and bus services to Enfield Town. The property has potential to extend (STPP) and is being sold with no upward chain. Viewing Highly Recommended.

Key Features

- Own Front Door • 2 Double Bedrooms • Stylish Kitchen • Spacious Lounge •
- Bright & Airy Apartment • Walking Distance to Bush Hill Park Station •
- Potential to Extend (STPP) • Share of Freehold •
- Chain Free • Sole Agent •

Own front door: Hallway with stairs leading to first floor landing, cupboard housing electric meter, loft access hatches, storage cupboards, space for fridge/freezer, doors to:

Reception/Kitchen: 16'2 x 14'3 (4.93m x 4.35m) **Kitchen Area:** Comprises of a range of wall and base units with granite style work tops, stainless steel single drainer sink unit with chrome mixer tap, built-in 4 ring gas hob with electric oven below and stainless steel extractor hood above, space for washing machine, wall mounted combination boiler, double glazed Sash style window to front aspect, wood style laminate flooring throughout, open to:



Reception/Dining Area: Double glazed square bay Sash style window to front aspect, double radiator, chimney breast.



Bedroom 1: 12'6 x 10'1 (3.80m x 3.08m) Double glazed Sash style window to rear aspect, double radiator, chimney breast, wood style laminate flooring.



Bedroom 2: 12'0 x 10'1 (3.65m x 3.06m) Double glazed Sash style window to rear aspect, coving, double radiator, wood style laminate flooring.



Bathroom 6'5 x 6'0 (1.95m x 1.83m) Two-piece suite comprising panelled bath with chrome mixer taps, rainfall shower head and shower attachment, glass shower screen, pedestal wash hand basin with chrome mixer tap and storage cupboard below, chrome heated towel rail, extractor fan, tiled walls and floors, opaque double glazed Sash style window to side aspect.



Separate WC: 3'6 x 2'8 (1.06m x 0.80m) Opaque double glazed window to side aspect, close coupled WC, tiled flooring.

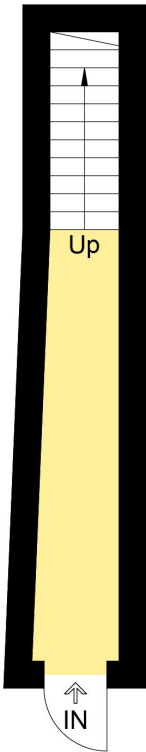
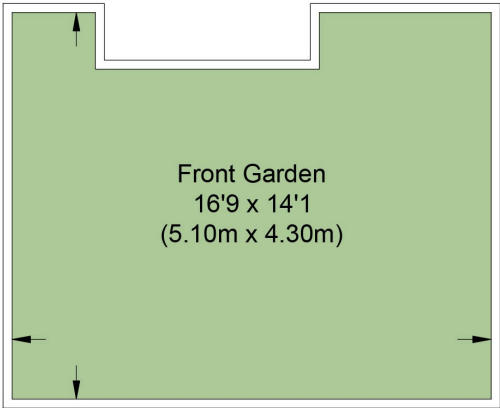


Exterior

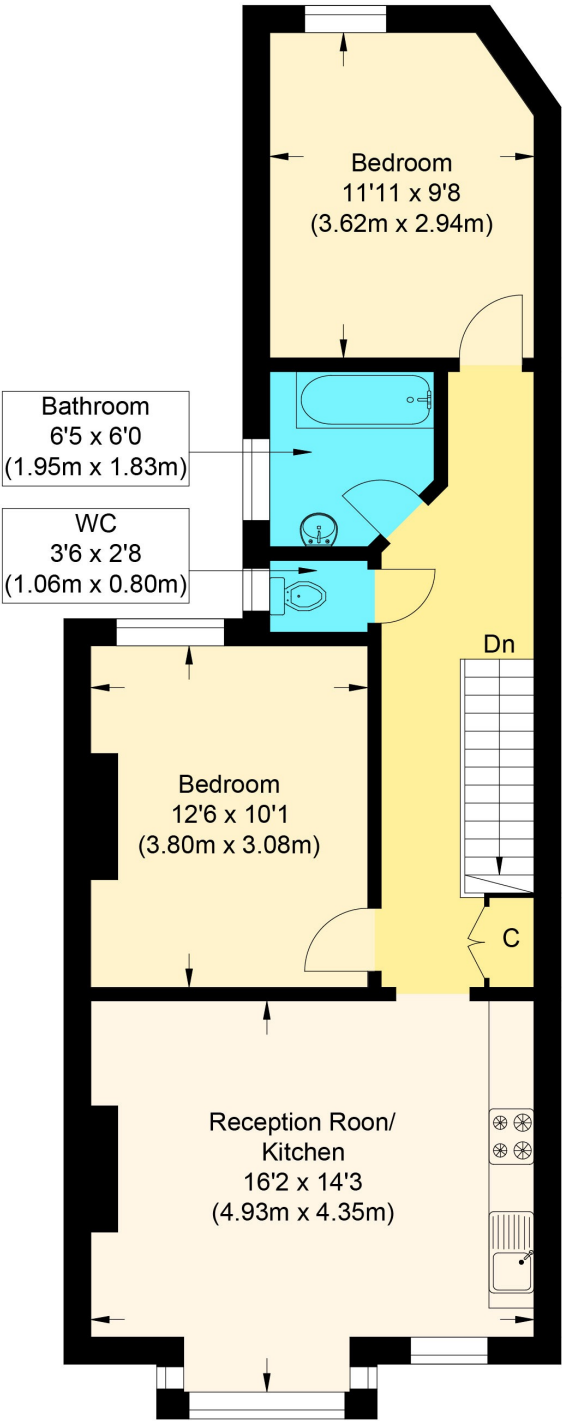
Front Garden: Paved, outside water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



First Avenue, EN1



Approximate Gross Internal Floor Area : 64.70 sq m / 696.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.