



Albany Park Avenue, Enfield EN3 5NZ

welcome to

Albany Park Avenue, Enfield

William H Brown are delighted to bring to the market this lovely extended five bedroom family home situated on a popular residential location. An early viewing is a must!

Accommodation Comprises Of:

Lounge

22' 2" max x 11' 9" max into cupboard (6.76m max x 3.58m max into cupboard)
Double glazed window to front aspect, radiator, two storage cupboards.

Dining Room

10' 4" x 8' 11" (3.15m x 2.72m)
Tiled floor, radiator, patio doors.

Kitchen

16' 4" x 9' 8" (4.98m x 2.95m)
Double glazed window to rear aspect, double glazed door to rear aspect, tiled floor, a range of wall and base units with complimenting worktops, space for range oven, space for fridge freezer, plumbing for washing machine.

Bedroom 1

15' 9" x 7' 6" (4.80m x 2.29m)
Double glazed window to front aspect, radiator.

En-Suite

Part tiled walls, tiled floor, shower cubicle, radiator, wc, double glazed window to side aspect, wash hand basin.

Bedroom 2

12' 5" x 10' 11" (3.78m x 3.33m)
Double glazed window to front aspect, radiator.

Bedroom 3

10' 11" x 10' (3.33m x 3.05m)
Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 4

10' 10" x 7' 2" (3.30m x 2.18m)

Double glazed window to front aspect, radiator.

Bathroom

Two double glazed windows to rear aspect, chrome heated radiator, paneled bath, walk in shower cubicle, wc, wash hand basin.

Bedroom 5

6' 11" x 6' 6" (2.11m x 1.98m)
Double glazed window to front aspect, radiator.

Exterior Front Garden

To the front of the property is a driveway and garage.

Rear Garden

To the rear of the property is a patio area, artificial grass.

Garage

15' 1" x 13' 1" (4.60m x 3.99m)
Double garage with a separate room which can be used as an office or play room. The playroom/office section has a velux style window.





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Albany Park Avenue, Enfield

- Five bedrooms
- Garage and driveway
- Popular location
- Two bathrooms
- Modern kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

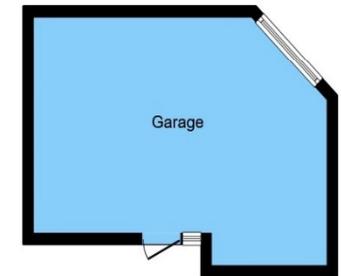
£550,000



Ground Floor



First Floor



Garage

Total floor area 146.8 m² (1,580 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109233 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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