



## SITTINGBOURNE AVENUE, EN1 2DD



**£625,000 Freehold**

- CHAIN FREE
- THREE BEDROOMS
- KITCHEN
- PRIVATE REAR GARDEN
- MID TERRACED HOUSE
- TWO RECETION ROOMS
- BATHROOM
- POTENTIAL FOR OFF STREET PARKING (SUBJECT TO LOCAL AUTHORITY APPROVAL)



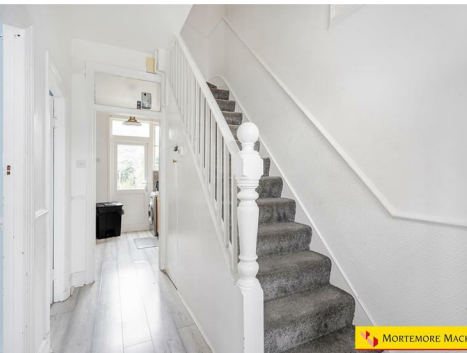
Property Details

Placed on Sittingbourne Avenue, this charming mid-terraced house offers a wonderful opportunity for those seeking a comfortable family home in a desirable location. Positioned on the borders of Winchmore Hill and Enfield, this property is conveniently located just 0.7 miles from Bush Hill Park station, making it ideal for commuters.

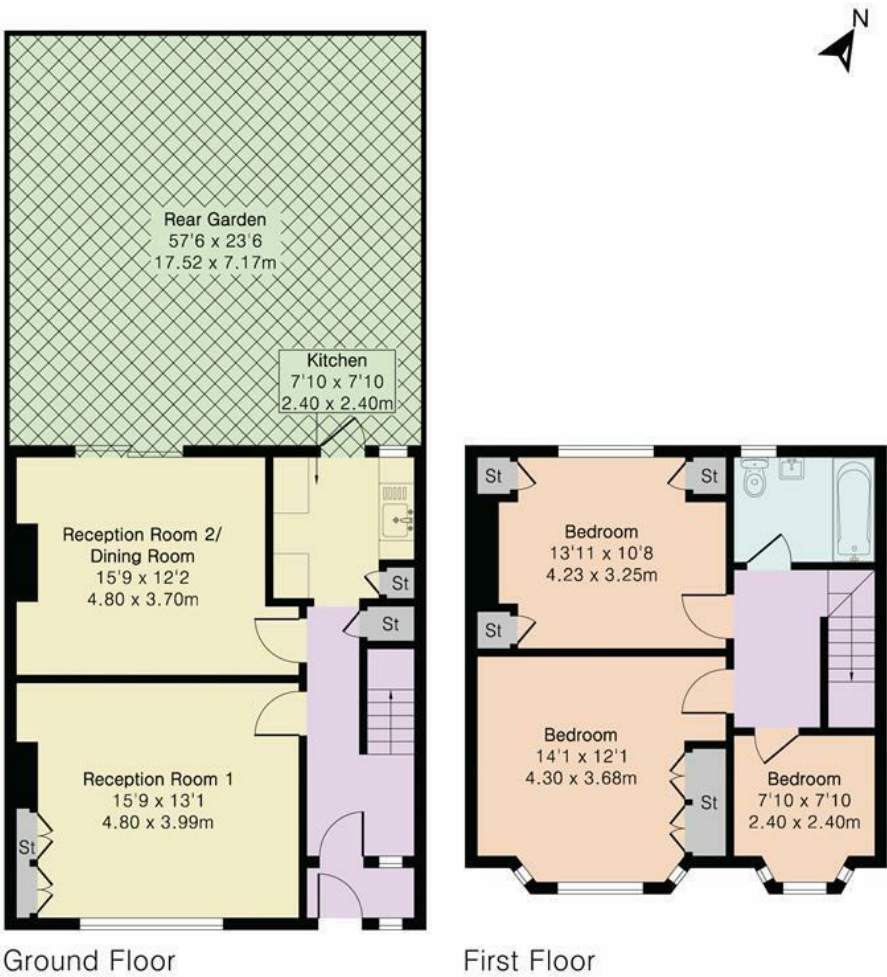
Spanning an impressive 1080 square feet, the house is thoughtfully arranged over two floors. It features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen provides ample space for culinary creativity, while the three bedrooms offer a peaceful retreat for rest and relaxation. The bathroom is conveniently located to serve the household.

One of the standout features of this property is the private rear garden, which extends over 57 feet and boasts a delightful westerly aspect. This outdoor space is perfect for enjoying sunny afternoons, gardening, or hosting barbecues with family and friends. Additionally, the front garden is paved and presents the potential for off-street parking, subject to local authority approval, adding to the convenience of this lovely home.

This mid-terraced house is available chain-free, making it an attractive option for buyers looking to move in without delay. With its spacious layout, excellent location, and potential for personalisation, this property is a must-see for anyone seeking a new home in Enfield.



Approximate Gross Internal Area 1080 sq ft - 100 sq m  
Ground Floor Area 569 sq ft – 53 sq m  
First Floor Area 511 sq ft – 47 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

