

**Brigadier Avenue, Enfield, EN2 0LU** 



## welcome to

# **Brigadier Avenue, Enfield**

Rarely available, two bedroom character house in this quiet residential cul-de-sac, just minutes from good schools, shops, Gordon Hill Rail Station (Moorgate Line), Hilly Fields Country Park, local shops, restaurants and transport facilities and within easy access of both the M25 Motorway and Enfield Town with its multiple shopping centres.

This delightful property is offered on a chain free basis and has many pleasing features.









#### **Entrance Hall**

Fitted carpet, double radiator, coving to ceiling, understairs storage/meter cupboard.

## **Dual Aspect Through Lounge**

24' 9" into bay x 10' 6" max ( 7.54m into bay x 3.20m max ) Fitted carpet, coving to ceiling, ceiling rose, attractive cast iron fire with wooden mantel over, two double radiators, double glazed French doors to garden.

### Kitchen / Breakfast Room

14' 1" x 7' 1" max ( 4.29m x 2.16m max )

Fitted in a range of white wall and base cupboards with contrasting worksurface over, inset sink and drainer with tiled splashback, cooker space, space for fridge-freezer, plumbing for washing machine, wall mounted gas central heating boiler, radiator, vinyl floor, larder cupboard, casement door to garden.



#### **First Floor**

## Landing

Fitted carpet, access to loft.

#### **Bedroom One**

16' 2" max x 11' 2" ( 4.93m max x 3.40m ) Fitted carpet, double radiator, range of built-in wardrobe cupboards.

#### **Bedroom Two**

10' 8" x 8' 4" ( 3.25m x 2.54m ) Fitted carpet, radiator.

#### **Bathroom**

Panelled bath with shower over, fully tiled splashback, curtain and rail, low flush WC, pedestal basin with tiled splashback, airing cupboard housing hot water cylinder, double radiator, vinyl floor.

#### **Outside**

## **Front Garden**

Brick retaining wall.

#### Rear Garden

Approximately 45' of rear garden with paved patio, timber, shed, tap, laid to lawn.













## welcome to

## **Brigadier Avenue, Enfield**

- Spacious Through Lounge
- Good Sized Kitchen
- Two Double Bedrooms
- First Floor Bathroom
- Chain Free

Tenure: Freehold EPC Rating: D

# £475,000



Please note the marker reflects the postcode not the actual property

## check out more properties at barnfields.co.uk



Property Ref: ENF103496 - 0005

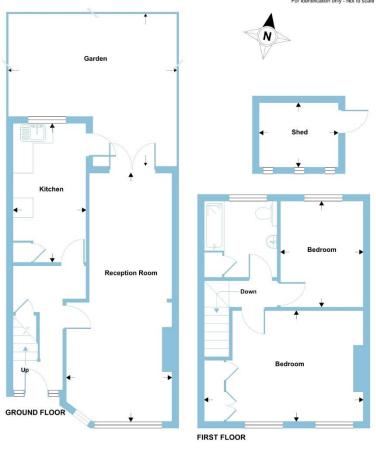
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields 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.

## Brigadier Avenue, Enfield, EN2

Approximate Area = 772 sq ft / 71.7 sq m Outbuilding = 52 sq ft / 4.8 sq m Total = 824 sq ft / 76.5 sq m For identification only - Not to scale

barnfields









020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk