



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.



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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

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Property Ref:
ENF103496 - 0005

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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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Barnard Marcus. REF: 952296



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