

Harrow Avenue, Enfield, EN1 1JH



welcome to

Harrow Avenue, Enfield

Barnfields are delighted to offer for sale this three bedroom, mid terraced family house situated in this quiet residential, tree lined turning, just minutes from local shops, schools, parks and Bush Hill Park Rail Station (Liverpool Street Line) and within easy access of both the M25, A10 with its abundance of retail facilities and Enfield Town with its multiple shopping centre.







Entrance Hall

Wood laminate flooring, understairs storage cupboard.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

Wood laminate floor, double glazed leaded window to front, original cast iron fireplace with gas connection.

Dining Room

12' 1" x 10' 6" max (3.68m x 3.20m max) Wood laminate floor, double glazed patio doors to rear garden, open arch to kitchen.

Kitchen

8' 10" x 6' 10" (2.69m x 2.08m)

Comprising white fitted wall and base units with contrasting worksurfaces, tiled splashbacks, plumbing for washing machine, space for cooker and fridge-freezer, wood laminate floor, spotlights, double glazed window to rear.

First Floor

Landing

Wood laminate floor.

Bedroom One

13' 1" into bay \times 10' 11" into wardrobes (3.99m into bay \times 3.33m into wardrobes) Wood laminate floor, fitted wardrobes, double glazed window to front.

Bedroom Two

12' 2" x 10' 11" into wardrobes (3.71m x 3.33m into wardrobes)

Wood laminate floor, fitted wardrobes, electric wall mounted heater, double glazed window to rear.

Bedroom Three

7' 9" x 6' 6" (2.36m x 1.98m) Wood laminate floor, built-in wardrobe, electric wall mounted heater, double glazed window to front.

Shower Room

Comprising corner shower cubicle, low flush WC, vanity wash hand basin, extractor fan, shaver point, fully tiled walls and floor, double glazed window to rear.

Outside

Rear Garden

Approximately 37' of rear garden with steps up to raised paved patio area.

Front Garden

Off-street parking to front, flower and shrub borders.















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- Off-Street Parking
- **Spacious Lounge**
- Three Bedrooms
- First Floor Shower Room
- Rear Garden

Tenure: Freehold EPC Rating: F

offers in excess of

£550,000

Please note the marker reflects the postcode not the actual property





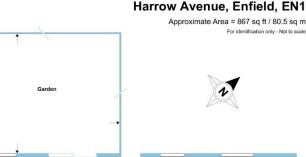


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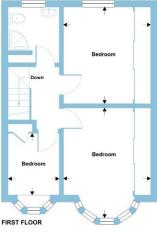
Property Ref: ENF104060 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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For identification only - Not to scale





GROUND FLOOR

Front Drive







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