



Primrose Avenue, Enfield, EN2 0SZ

welcome to

Primrose Avenue, Enfield

Beautifully appointed semi-detached two bedroom character style cottage, built just a few years ago and situated in a popular and sought after residential turning just a short level walk of local shopping parades, parks and within easy access of Enfield Town and Gordon Hill Rail Stations (Liverpool Street and Moorgate Lines). Good schools are also close at hand, together with greenbelt countryside.

The well-presented accommodation features:-



Entrance Hall

Engineered oak flooring, radiator.

Living / Kitchen / Dining Room

28' x 14' max (8.53m x 4.27m max)

Open Planned:-

Lounge Area:

Engineered wood flooring, two radiators, double glazed French windows to garden.

Kitchen Area:

Beautifully and comprehensively fitted in attractive modern units, comprising base units with worktops, inset stainless steel sink unit, inset gas hob with fume extractor hob over, built-in double oven, integrated fridge and freezer, integrated washing machine, cupboard housing combination gas central heating boiler, matching wall cabinets, understairs storage cupboard.

Cloakroom / WC

Low flush WC, vanity wash hand basin with cupboards under (white suite), engineered oak floor, blind to front window.

First Floor

Landing

Fitted carpet, access via built-in ladder to large fully boarded loft room with power and lighting.

Bedroom Two

14' x 9' 2" (4.27m x 2.79m)

Fitted carpet, radiator, range of built-in wardrobe cupboards.

Bedroom One

14' max x 9' 7" (4.27m max x 2.92m)

Fitted carpet, radiator, range of built-in wardrobe cupboards.

Family Bathroom / WC

Panelled bath, mixer taps and shower attachment, shower screen, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor and walls, heated towel rail.

Outside

Off-Street Parking / Driveway

Paved with picket fence providing off-street parking for several cars.

Rear Garden

Paved rear garden with raised flower beds, timber shed, side pedestrian access.



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Primrose Avenue, Enfield

- 28' Lounge / Kitchen Diner
- Off Street Parking For Several Cars
- Two Double Bedroom
- Downstairs Cloakroom WC
- Spacious Modern Kitchen

Tenure: Freehold EPC Rating: B

Offers over £500,000



Please note the marker reflects the postcode not the actual property

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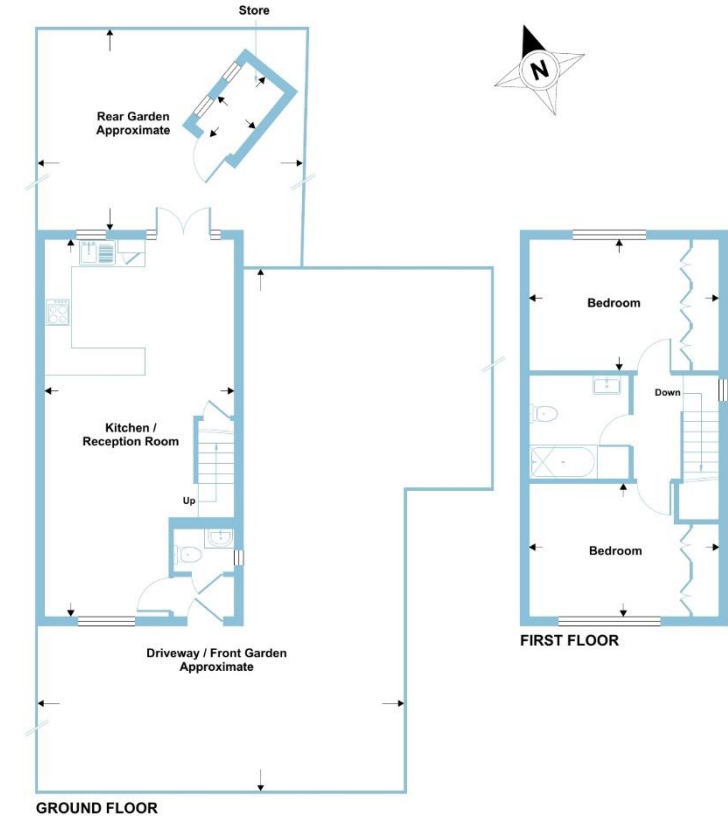
Property Ref:
ENF103889 - 0002

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Approximate Area = 782 sq ft / 72.6 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 804 sq ft / 74.6 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 2024. Produced for Barnard Marcus. REF: 1103145.



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