



Beech Avenue, Enfield, EN2 9DD



welcome to
Beech Avenue, Enfield

Barnfields are delighted to offer for sale this spacious two bedroom detached bungalow in a most sought after quiet location, within a short walking distance of Crews Hill Rail Station (Moorgate Line). Greenbelt countryside and good schools are close at hand plus there is the benefit of the 456 "Hail a Ride" bus service that takes you through Enfield Town and Winchmore Hill.



Double Glazed Composite Door

Opens to lobby with Amtico flooring, opening to:-

Hallway

Amtico flooring, two built-in cupboards, radiator.

Lounge

19' 11" x 19' 8" at widest (6.07m x 5.99m at widest)

Fitted carpet, three radiators, spotlights, double glazed French doors opening to garden, double glazed windows to rear.

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)

Range of fitted wall and base units with toning worktops, electric induction hob, eye level double oven, stainless steel sink and drainer, breakfast bar, plumbing for washing machine and dishwasher, space for fridge/freezer, spotlights, tiled splashbacks, double glazed window to side, double glazed door to garden, Amtico flooring, radiator.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

Fitted carpet, radiator, spotlights, double glazed windows to front.

Bedroom Two

11' 10" x 9' 3" (3.61m x 2.82m)

Fitted carpet, radiator, spotlights, double glazed windows to front.

Shower Room / WC

Step-in shower unit, low level WC, hand basin with cupboards beneath, chrome heated towel rail, double glazed window to side, Amtico flooring.

Outside

Rear Garden

A large Southerly facing rear garden with stone patio to the front, steps lead up to large lawn with mature shrub borders and fruit trees, storage shed, side access gate, door to garage.

Front Driveway

Off-street parking to the front.

Garage

Single garage accessed via a shared driveway.



view this property online barnfields.co.uk/Property/ENF104340







welcome to

Beech Avenue, Enfield

- Two Double Bedrooms
- Large Loft (suitable for conversion subject to planning)
- Off-Street Parking
- Large Southerly Rear Garden
- Garage

Tenure: Freehold EPC Rating: D

Offers In Excess Of
£650,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



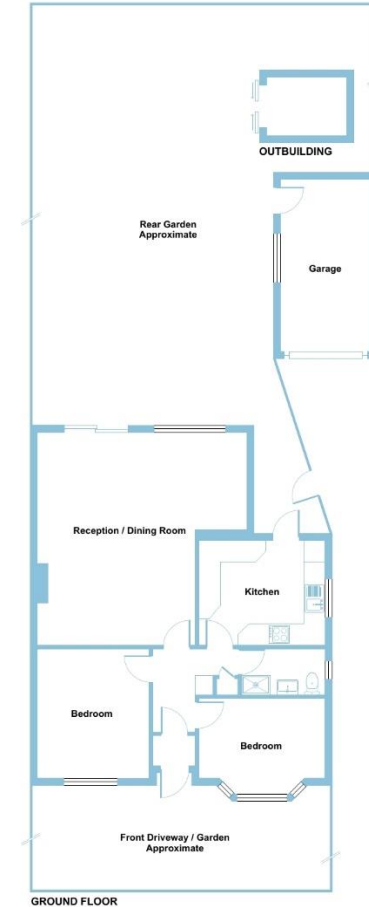
Property Ref:
ENF104340 - 0004

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 guidance 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.

Beech Avenue, Enfield, EN2

Approximate Area = 809 sq ft / 75.1 sq m
Garage = 137 sq ft / 12.7 sq m
Outbuilding = 41 sq ft / 3.8 sq m
Total = 987 sq ft / 91.6 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: 1110043



020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)