



First Avenue, Enfield, EN1 1BP

welcome to
First Avenue, Enfield

Built in 1896, Barnfields are delighted to offer for sale this four bedroom Victorian semi-detached family house full of charm and character, in a quiet residential turning close to Bush Hill Park Rail Station (Liverpool Street Line) and Raglan Primary School.

The property is offered in excellent condition throughout and must be viewed to be fully appreciated.



Entrance Porch

Opens to:-

Hallway

Wood flooring, radiator and cover, understairs cupboard, storage cupboard.

Reception Room One

18' 5" x 13' 4" (5.61m x 4.06m)

Fitted carpet, radiator, double glazed windows to front, cast iron fireplace with wooden surround, tiled inserts and granite hearth.

Reception Room Two / Dining Room

15' 5" x 11' 11" (4.70m x 3.63m)

Wood flooring, double glazed window and patio doors opening to the garden, cast iron fireplace with wooden surround slate heath and inset gas fire, radiator.

Kitchen / Diner

20' x 11' 10" (6.10m x 3.61m)

Range of fitted wall and base units with toning wood worktops incorporating a breakfast bar, ceramic sink, space for a range oven with extractor above and tiled splashback, space for fridge/freezer, radiator, larder style cupboard, tiled floor, double glazed window to rear, bi-fold door to courtyard, doorway to:-

Shower Room

Step-in shower unit, low level WC with concealed cistern, wall mounted hand basin, plumbing for washing machine, fully tiled floor, part tiled walls.

First Floor

Landing

Fitted carpet, attractive leaded stained glass window and circular window to front.

Bedroom One

14' x 13' 6" (4.27m x 4.11m)

Fitted carpet, double glazed windows to front, radiator.

Bedroom Three

14' x 13' 6" (4.27m x 4.11m)

Fitted carpet, double glazed windows to rear, radiator.

Bedroom Four

11' x 10' (3.35m x 3.05m)

Fitted carpet, double glazed windows to rear, radiator.

Bathroom

Panelled bath, step-in shower unit, low level WC, hand basin with cupboards beneath, fully tiled floor, part tiled walls, chrome heated towel rail, Velux roof window.

Second Floor

Bedroom Two

15' 10" x 13' 6" (4.83m x 4.11m)

An original bedroom with fitted carpet, double glazed windows to rear, radiator, spotlights, deep eaves storage cupboard.

Outside

Side Garden

Accessed via Reception Room Two, is a well stocked garden with attractive patio area and lawn with access gate to the front.

Courtyard

Accessed via the kitchen is a paved courtyard with side access gate.

Home Office / Gym

15' 8" x 15' 4" (4.78m x 4.67m)

A double insulated room with laminate flooring, double glazed windows to front, power and light.

Off-Street Parking

To the front for two cars.





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First Avenue, Enfield

- Four Bedrooms
- Two Reception Rooms
- Kitchen / Dining Room
- Downstairs Shower Room
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

£925,000



Please note the marker reflects the postcode not the actual property



First Avenue, Enfield, EN1

Approximate Area = 1832 sq ft / 170.1 sq m
Outbuilding = 175 sq ft / 16.2 sq m
Total = 2007 sq ft / 186.4 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Property Ref:
ENF104393 - 0002

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