



**Old Park Avenue, Enfield, EN2 6PJ**



**welcome to**  
**Old Park Avenue, Enfield**

Barnfields are delighted to offer for sale this substantial five bedroom semi-detached house which has been extended and remodelled by the current vendors to a high standard throughout. Located within a short walk of both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Stations and Enfield Town Shopping Centre with its plethora of shops, historic library and the open space of Town Park. Good Primary and Secondary schools are also close by including Enfield Grammar and the new Wren Academy. An early viewing is highly recommended.



### **Double Glazed Entrance Porch**

Opens to:-

### **Hallway**

Wood flooring, radiator, window to front.

### **Downstairs WC**

Wall mounted hand basin, low level WC, window to side.

### **Front Reception Room**

16' x 11' 9" at widest ( 4.88m x 3.58m at widest )

Fitted carpet, double glazed bay window to front with fitted shutters, cast iron fireplace with wooden surround, gas fire and slate hearth, built-in book case and cupboards, spotlights.

### **Rear Reception Room**

12' 10" x 11' 10" at widest ( 3.91m x 3.61m at widest )

Wood flooring, cast iron fireplace with wooden surround, gas fire and slate hearth flanked by built-in bookshelves and cupboards, radiator, spotlights, open to:-

### **Kitchen/Diner**

25' x 20' 4" at widest ( 7.62m x 6.20m at widest )

An L shaped room with a range of fitted wall and base units, granite worktops and upstands, under mount sink, space for range style oven with extractor hood above, built-in fridge freezer, dishwasher and washing machine, matching island, tiled floor double glazed window to rear, skylight open to:-

### **Dining Area**

Continued wood flooring, double glazed doors opening to the garden, glass roof with fitted blinds.

### **First Floor**

#### **Landing**

Fitted carpet, double glazed window to side.

#### **Bedroom One**

16' x 11' 7" at widest ( 4.88m x 3.53m at widest )

Double glazed bay window to front with fitted shutters, range of fitted wardrobes, fitted carpet, radiator.

#### **Bedroom Two**

15' 6" x 11' 3" at widest ( 4.72m x 3.43m at widest )

Double glazed window to rear with fitted shutters, two built-in wardrobes, fitted carpet, radiator.

#### **Bedroom Five**

9' x 7' 6" at widest ( 2.74m x 2.29m at widest )

Double glazed bay window to front with fitted shutters, laminate flooring, radiator.

#### **Bathroom**

Freestanding roll top bath with shower attachment, step-in shower cubicle, low level WC, hand basin with drawers beneath, tiled floor, part tiled walls, large built-in cupboard, double glazed window to rear with fitted shutters, chrome heated towel rail.

### **Second Floor**

#### **Bedroom Three**

17' 10" x 9' 11" at widest ( 5.44m x 3.02m at widest )

Fitted carpet, column radiator, built-in wardrobes, four double glazed Velux windows to front, air-conditioning unit, spotlights, eaves storage space.

#### **Bedroom Four**

12' x 10' 10" at widest ( 3.66m x 3.30m at widest )

Fitted carpet, column radiator, built-in wardrobes, double glazed windows to rear, air-conditioning unit, spotlights.

#### **Shower Room**

Step-in shower unit, two sink units with drawers beneath, low level WC, tiled floor, part tiled walls, heated towel rail, double glazed window to rear with fitted shutters, spotlights.

### **Outside**

#### **Rear Garden**

An approximately 80ft long rear garden, with patio area to front, rest laid to lawn with mature tree and shrub borders, two storage sheds, side access leading to the front.

#### **Summerhouse / Office**

15' 6" x 9' 3" at widest ( 4.72m x 2.82m at widest )

A versatile and impressive space with power ideal for a "home office" or gym.

#### **Off-Street Parking**

To the front of the property for three/four cars.



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welcome to

## Old Park Avenue, Enfield

- Five Bedrooms
- Two Reception Rooms
- Off-Street Parking For 3/4 Cars
- Attractive 80ft Rear Garden
- Kitchen / Diner
- Newly Fitted Carpets

Tenure: Freehold EPC Rating: Awaiting

# £925,000



Please note the marker reflects the postcode not the actual property

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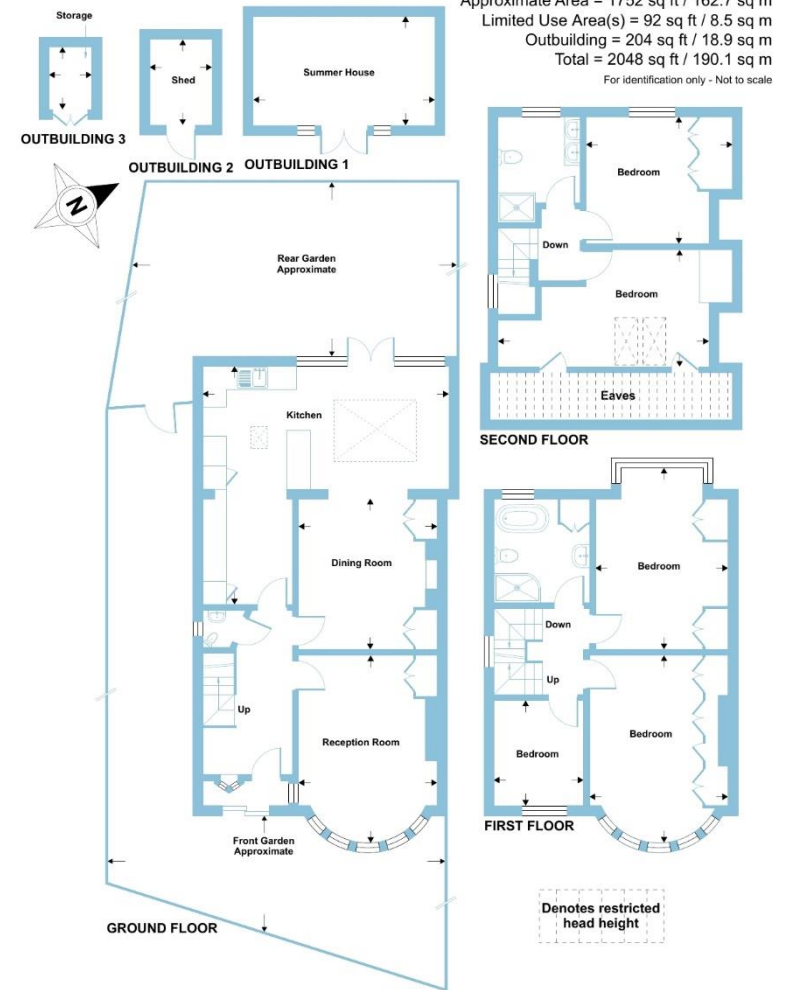


Property Ref:  
ENF104349 - 0002

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## Old Park Avenue, Enfield, EN2



Approximate Area = 1752 sq ft / 162.7 sq m  
Limited Use Area(s) = 92 sq ft / 8.5 sq m  
Outbuilding = 204 sq ft / 18.9 sq m  
Total = 2048 sq ft / 190.1 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). © ritchcom 2024. Produced for Barnard Marcus. REF: 1118722



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