



Elizabeth Avenue, Enfield, EN2 8DP

welcome to

Elizabeth Avenue, Enfield

Barnfields are delighted to offer for sale this spacious three double bedroom end of terrace family house, situated in this popular residential cul-de-sac, just minutes from Enfield Chase Rail Station, shops, good schools and within easy access of Enfield Town Centre with its multiple shopping facilities and transport hub and within easy access of the M25 Motorway and greenbelt countryside.

The beautifully presented property has been modernised throughout and benefits from a wider than average secluded rear garden and must be viewed to be appreciated.



Entrance Hall

Laminate flooring, easy rise staircase to first floor landing.

Lounge

16' 5" x 13' 8" at widest (5.00m x 4.17m at widest)
Laminate flooring, double glazed window to front, radiator.

Kitchen / Diner

16' 4" x 9' 8" (4.98m x 2.95m)
Comprehensively fitted in modern white units, comprising a range of base units and wall cupboards, with toning worktops and inset sink and drainer, tiled splashbacks, induction hob with extractor above, integrated electric oven, space for fridge-freezer, plumbing for washing machine, cupboard housing boiler, radiator, double glazed windows and door to garden, laminate flooring, large understairs cupboard, column radiator.

First Floor

Landing

Fitted carpet, easy rise staircase to second floor.

Bedroom Two

11' 11" x 10' 6" (3.63m x 3.20m)
Fitted carpet, large built-in cupboard, radiator, double glazed windows to front.

Bedroom Three

11' x 9' 10" (3.35m x 3.00m)
Fitted carpet, built-in cupboard, radiator, double glazed windows to rear.

Bathroom

Fitted in a white suite comprising low flush WC, hand basin with cupboards beneath, panelled bath with tiled splashback, shower over with glass shower screen, part tiled walls, radiator, double glazed windows to rear, tiled floor.

Second Floor

Master Bedroom

16' 10" x 12' 11" (5.13m x 3.94m)
Dual aspect, radiator, fitted carpet, spotlights, open to:-

En-Suite Bath / Shower Room

Large fully tiled walk-in shower unit, hand basin with drawers beneath, tiled splashback heated towel rail, tiled floor.

Walk-In Wardrobe

Fitted carpet, spotlights.

Outside

Rear Garden

A secluded approximately 70ft wide rear garden with patio area, lawn and mature tree and shrub borders, access gate to front of property.

Front Garden

Off-street parking for one car.
* NB The front garden is currently leased from Enfield Council.



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Elizabeth Avenue, Enfield

- Three Double Bedrooms
- Walk-In Dressing Room To Master & En-Suite
- Off-Street Parking*
- Bright Lounge
- Wider Than Average Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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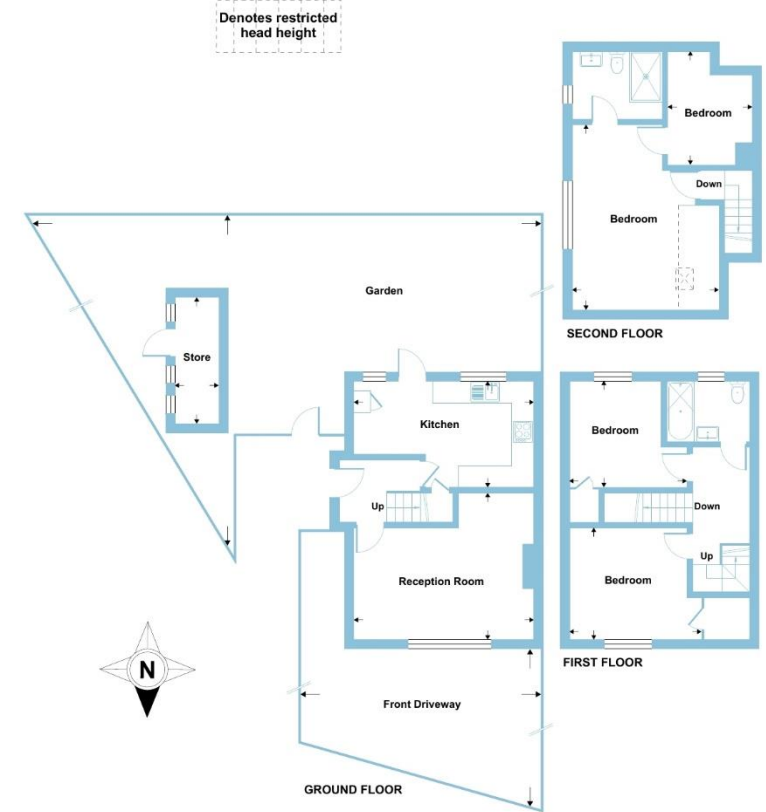
Property Ref:
ENF104418 - 0002

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Approximate Area = 1100 sq ft / 102.1 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 1181 sq ft / 109.5 sq m
For identification only - Not to scale



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Barnard Marcus. REF: 1129038 





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