



**Carnarvon Avenue, Enfield, EN1 3DX**



**welcome to**  
**Carnarvon Avenue, Enfield**

Barnfields are delighted to offer for sale this magnificent five bedroom double fronted family house in quiet turning within the ever popular Willow Estate.

The property has been extensively extended remodelled to a high standard throughout by the current vendor and must be viewed to be fully appreciated.



## Hallway

Engineered wood flooring with underfloor heating\*, double glazed door to side, spotlights.

(\*All are individually controlled zones of underfloor heating).

## Lounge

14' 5" x 11' at widest ( 4.39m x 3.35m at widest )

Engineered wood flooring with underfloor heating\*, spotlights, high level lighting, double glazed windows to front with fitted shutters, ceiling recess for 120' projector screen.

## Study

10' x 9' 8" at widest ( 3.05m x 2.95m at widest )

Engineered wood flooring with underfloor heating\*, spotlights, high level lighting, double glazed windows to front with fitted shutters.

## Kitchen / Breakfast Room

25' 11" x 21' 1" at widest ( 7.90m x 6.43m at widest )

A great entertaining space with a range of comprehensively fitted wall and base units with toning Quartz worktops and matching splashback, undermount sink, space for American style fridge/freezer, integrated dishwasher, built-in double oven, matching central island with ceramic induction hob and extractor above, tiled floor with underfloor heating\*, remoted controlled privacy blinds.

## Dining / Living Area

Continued tiled floor with underfloor heating, spotlights, run of bi-fold doors opening to garden, double glazed window overlooking the garden, skylight.

## Utility Room

Range of wall and base units and toning Quartz worktop with undermount sink unit, plumbing for washing machine and space for a dryer, spotlights, tiled floor with underfloor heating\*.

## WC

WC with concealed cistern, hand basin with drawer beneath, tiled floor, part tiled walls, double glazed window to side with fitted shutters, tiled floor with underfloor heating\*.

## First Floor

### Landing

Fitted carpet.

### Bedroom Two

15' 9" x 10' at widest ( 4.80m x 3.05m at widest )

Fitted carpet, built-in wardrobes, double glazed windows to front with fitted shutters, radiator, spotlights.

## Bedroom Three

12' x 10' 3" at widest ( 3.66m x 3.12m at widest )

Fitted carpet, built-in wardrobes, double glazed windows to front with fitted shutters, radiator, spotlights.

## Bedroom Four

10' 2" x 9' 8" at widest ( 3.10m x 2.95m at widest )

Fitted carpet built-in wardrobes, double glazed windows to rear with fitted shutters, radiator, spotlights.

## Bedroom Five

6' 9" x 5' 6" at widest ( 2.06m x 1.68m at widest )

Fitted carpet, double glazed windows to rear with fitted shutters, radiator, spotlights.

## Bathroom

Panelled bath, step-in shower unit, WC with concealed cistern, hand basin with cupboards beneath, tiled floor and walls with underfloor heating, heated towel rail, double glazed window to rear with fitted shutters.

## Top / Second Floor

### Landing

Fitted carpet, access to eaves storage spaces, one cupboard housing hot water tank.

### Bedroom One

15' 6" x 12' 8" at widest ( 4.72m x 3.86m at widest )

Fitted carpet, range of fitted wardrobes and drawers, spotlights, radiator, velux window and double glazed window to rear, eaves storage cupboards, door to:-

### En-Suite

Step-in shower unit, low level WC, wall mounted hand basin with drawer beneath, heated towel rail, double glazed window to rear, tiled walls and floor, spotlights.

### Outside

### Garden

A westerly facing rear garden with patio area to front, laid to lawn, flower bed, access to side gate with security lighting.

### Shed

Cedar clad large insulated shed/office with power, light and internet connection.

### Front Garden

Resin bonded driveway providing off-street parking for 2/3 cars.



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welcome to

## Carnarvon Avenue, Enfield

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Large Kitchen / Breakfast Room
- Chain Free

Tenure: Freehold EPC Rating: C

£800,000



Please note the marker reflects the postcode not the actual property

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ENF104455 - 0003

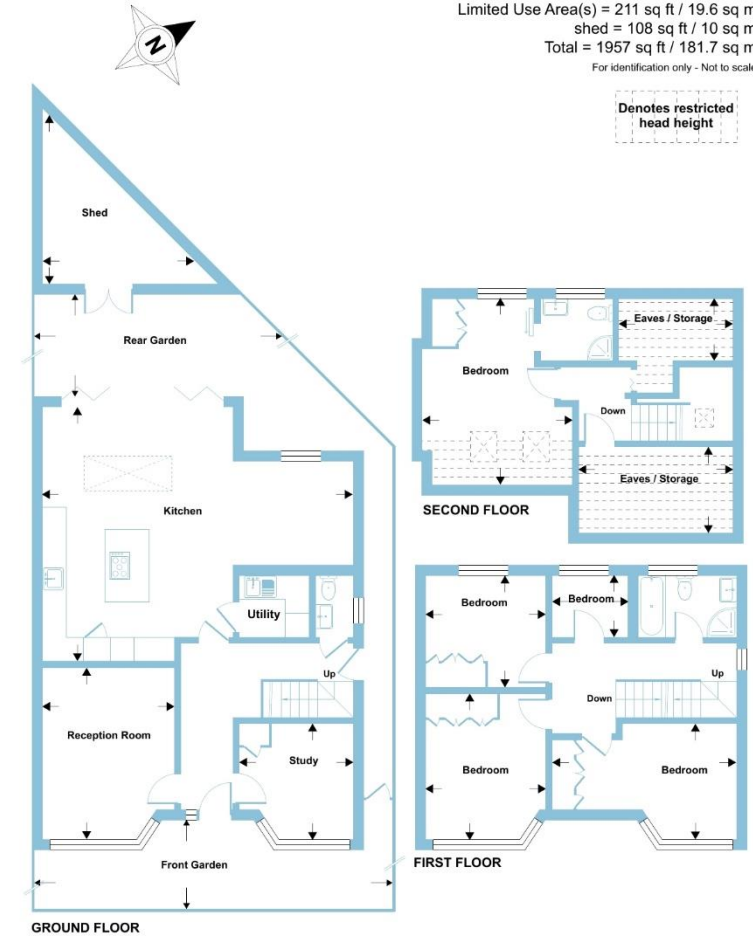
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## Carnarvon Avenue, Enfield, EN1

Approximate Area = 1638 sq ft / 152.1 sq m  
Limited Use Area(s) = 211 sq ft / 19.6 sq m  
shed = 108 sq ft / 10 sq m  
Total = 1957 sq ft / 181.7 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). © nichcom 2024. Produced for Barnard Marcus. REF: 1134581



020 8363 3394



info@barnfields.com



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



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