



Old Park Avenue, Enfield, EN2 6PN

welcome to
Old Park Avenue, Enfield

Barnfields are pleased to present this spacious Edwardian four bedroom semi-detached house in a most convenient location overlooking Bush Hill Park Golf Course, within a short walking distance of Enfield Town multiple shopping centre and Enfield Chase Rail Station (Moorgate Line). Good schools are also close at hand.

This elegant property features:-



Spacious Entrance Hall

Attractive vinyl floor, radiator.

Cloakroom / Shower Room

10' 8" x 5' 5" (3.25m x 1.65m)

Low flush WC, bracket wash hand basin, shower area, heated towel rail, ceramic tiled floor.

Dining Room

16' 5" into bay x 12' 9" (5.00m into bay x 3.89m)

Wood block flooring, modern radiator, handsome open fireplace with wood burner, picture rail.

Lounge

18' 2" x 12' 9" (5.54m x 3.89m)

Wood block floor, radiator, sliding double glazed patio doors to garden.

Dual Aspect Kitchen

18' 2" x 10' 7" (5.54m x 3.23m)

Comprehensively fitted in light oak units, comprising base units with worktops, inset one ad half bowl stainless steel sink unit, gas cooker range with fume extractor hood over, plumbing for washing machine, attractive vinyl floor, casement door to garden.

First Floor

Landing

Fitted carpet, radiator, access to loft.

Bedroom One

18' 4" into bay x 13' (5.59m into bay x 3.96m)

Fitted carpet, radiator, range of built-in wardrobe cupboards and drawer unit, picture rail.

Bedroom Two

16' 3" x 13' (4.95m x 3.96m)

Fitted carpet, radiator, picture rail.

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

Fitted carpet, radiator, built-in storage cupboard.

Bedroom Four

10' 6" x 9' 1" (3.20m x 2.77m)

Fitted carpet, radiator, built-in storage cupboard.

Bathroom

Panelled bath with separate shower control, shower screen, bracket wash hand basin with cupboards under (white suite), radiator, vinyl floor, fully tiled walls.

Separate WC

Low flush suite, vinyl floor, half tiled walls.

Outside

Front Garden

Brick paved providing off-street parking for 2/3 cars.

Rear Garden

Approximately 120' of rear garden, patio, laid to lawn, flower and shrub borders, timber shed, outside water tap, covered side pedestrian access with power and lighting.



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Old Park Avenue, Enfield

- Two Large Reception Rooms
- Very Spacious Kitchen
- Utility Room
- Four Good Sized Bedrooms
- 120' West Facing Garden

Tenure: Freehold EPC Rating: E

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF100916 - 0002

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Approximate Area = 1602 sq ft / 148.8 sq m
Outbuilding = 118 sq ft / 11 sq m
Total = 1720 sq ft / 159.8 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: 1151217




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