



BroadOak Avenue, Enfield, EN3 6TS

welcome to
Broadoak Avenue, Enfield

Well presented three bedroom semi-detached family house within close proximity of Lea Valley Academy and local shops on the Hertford Road. Waltham Cross Rail Station (Greater Anglia), Waltham Cross Shopping Centre, the M25 and A10 with its abundance of retail facilities are also within good access.

This extended family home has been well maintained throughout and further benefits from a garage and off-street parking.



Entrance Hall

Wood laminate floor, radiator, dado rail, understairs storage cupboard, cornice.

Lounge

15' x 11' 3" (4.57m x 3.43m)

Wood laminate floor, feature gas fireplace, double glazed square bay window to front, dado rail, coving.

Dining Room

23' 1" x 10' 4" (7.04m x 3.15m)

Fitted carpet, coving, dado rail, two radiators, double glazed window to side, double glazed patio doors to rear.

Kitchen

9' 4" x 6' 9" (2.84m x 2.06m)

Comprising wall, base and display units with contrasting worksurface with inset sink and drainer, plumbing for washing machine and dishwasher, gas cooker, spotlights, part tiled walls, wood laminate floor, double glazed window and door to rear.

First Floor

Landing

Access to loft.

Bedroom One

14' 1" x 10' 4" (4.29m x 3.15m)

Fitted carpet, radiator, built-in wardrobe cupboards, coving, dado rail, double glazed square bay to front.

Bedroom Two

12' 7" x 8' 8" (3.84m x 2.64m)

Wood laminate floor, built-in wardrobe cupboards, dado rail, coving to ceiling.

Bedroom Three

7' 2" x 7' (2.18m x 2.13m)

Wood laminate floor, radiator, dado rail, fixed window to front, double glazed window to side.

Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin, radiator, wood laminate floor, fully tiled walls.

Separate WC

Wood laminate floor, low flush WC, part tiled walls, window to side.

Outside

Rear Garden

Mainly laid to lawn, patio area, shrub borders, access from shared drive from gates.

Garage

Up and over door and pedestrian door.

Front Garden

Off-street parking to front with shared side driveway to rear, shrubs to side, brick retaining wall.



view this property online barnfields.co.uk/Property/ENF105220







welcome to

Broadoak Avenue, Enfield

- Semi-Detached House
- Extended Kitchen
- Garage / Shared Drive
- Off-Street Parking
- Potential To Extend STPP

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property



check out more properties at barnfields.co.uk



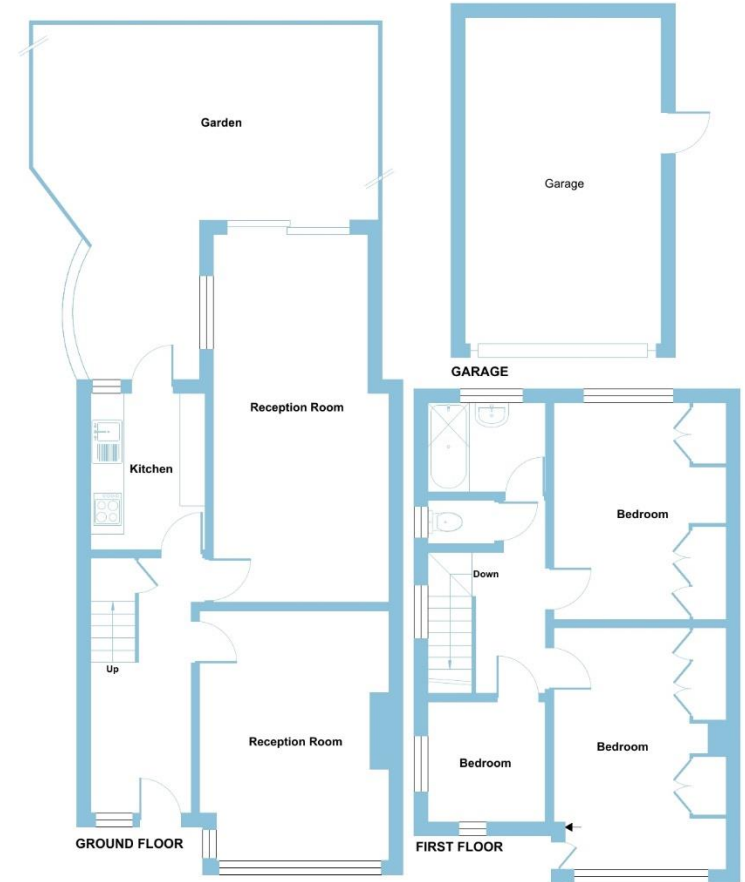
Property Ref:
ENF105220 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Broadoak Avenue, Enfield, EN3

Approximate Area = 1021 sq ft / 94.8 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1245 sq ft / 115.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2025. Produced for Barnard Marcus. REF: 1305779



barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk