



Third Avenue, Enfield, EN1 1BX

welcome to

Third Avenue, Enfield

Barnfields are delighted to offer for sale this deceptively spacious and substantially extended, four-bedroom semi-detached house in a quiet residential location within a few minutes' walk of Bush Hill Park Overground Station (Liverpool Street Line), within close proximity of Enfield Town Shopping Centre and also the abundance of retail outlets on the A10.

The property offers over 1800 sq ft of versatile accommodation on a chain free basis and must be viewed to be fully appreciated!





Hallway

Understairs storage cupboard, stairs to First Floor.

Reception Room One (front)

16' 8" x 14' 9" at widest (5.08m x 4.50m at widest)

Fitted carpet, double glazed windows to front, two radiators, open to Kitchen.

Reception Room Two (front)

14' x 12' 2" at widest (4.27m x 3.71m at widest)

Fitted carpet, double glazed windows to front, radiator.

Reception Room Three/Playroom

13' 7" x 12' 2" at widest (4.14m x 3.71m at widest)

Fitted carpet, double glazed door to side, radiator.

Kitchen/Breakfast Room

24' 1" x 14' 1" at widest (7.34m x 4.29m at widest)

A large room with fitted wall and base units with toning Quartz worktops and upstands, ceramic sink, built-in double oven, gas hob with extractor above, space for American Style fridge/freezer, built-in dishwasher, large matching central island with drawers beneath one end and dining area with leg room for bar stools at the other, laminate flooring, spotlights, skylight, double glazed Bi-fold doors opening to rear garden, door to:-

Utility Room

8' 9" x 8' 1" at widest (2.67m x 2.46m at widest)

Range of wall and base units, sink, plumbing for washing machine and space for a dryer, double glazed windows to side, tiled flooring, wall mounted boiler, door to:-

WC

Low level WC, wall mounted hand basin, tiled flooring.

First Floor

Landing

Fitted carpet.

Bedroom Two

14' 9" x 12' 2" at widest (4.50m x 3.71m at widest)

Fitted carpet, double glazed windows to rear, radiator.

Bedroom Three

12' x 10' 9" at widest (3.66m x 3.28m at widest)

Fitted carpet, double glazed windows to front, radiator.

Bedroom Four

10' 11" x 9' 6" at widest (3.33m x 2.90m at widest)

Fitted carpet, double glazed windows to front, radiator.

Bathroom

Panelled bath with shower attachment, large fully tiled step in shower unit, low level WC, hand basin with cupboards beneath, tiled flooring, double glazed windows to rear, fully tiled walls, built-in storage cupboard.

Second Floor

Lobby

Fitted carpet, door opening to large storage area.

Bedroom One

14' 9" x 16' 4" at widest (4.50m x 4.98m at widest)

Fitted carpet, radiator, double glazed doors with Juliet balcony, three Velux windows to front, door to:-

En-Suite

Large fully tiled walk-in shower, hand basin with cupboards beneath, low level WC, fully tiled walls and floor, double glazed windows to rear, spotlights.

Outside

Garden

A sizeable rear garden with brick built BBQ and Pizza Oven, patio are to front, rest laid to lawn with tree and shrub borders, gate leading to front.

Garden Studio

With double glazed doors, laminate flooring and power - perfect for a working from home space or gym.

Off-Street Parking

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



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welcome to

Third Avenue, Enfield

- Four Bedrooms
- Two Bathrooms + Downstairs WC
- Three Versatile Reception Rooms + Utility Room
- Large Kitchen / Breakfast Room
- Garden Studio

Tenure: Freehold EPC Rating: D
Council Tax Band: G

offers in excess of
£800,000



Third Avenue, Enfield, EN1

Approximate Area = 1897 sq ft / 176.2 sq m

Garden Studio = 91 sq ft / 8.4 sq m

Total = 1988 sq ft / 184.6 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Barnard Marcus. REF: 1309584



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Property Ref:
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