



**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!





### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### 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 area 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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## Third Avenue, Enfield

- Sale By Modern Auction (T&Cs apply)
- Subject To An Undisclosed Reserve Price
- Buyers Fees Apply
- Four Bedrooms
- Two Bathrooms + Downstairs WC

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

guide price

**£700,000**



Please note the marker reflects the postcode not the actual property



## 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



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

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