



Sittingbourne Avenue, Enfield, EN1 2DD

welcome to
Sittingbourne Avenue, Enfield

Sitting on the borders of Enfield and Winchmore Hill, is this three bedroom mid terraced family home. The property offers well-proportioned accommodation and is just a short walk from the local shops at Bush Hill Parade and is 0.7 miles from Bush Hill Park Station.

The property is offered on a chain free basis.



Entrance Hall

Radiator, dado rail, wood laminate floor, picture rail, stairs to first floor.

Lounge

15' 10" x 13' 2" (4.83m x 4.01m)
Double glazed window to front, radiator, original fireplace, dado rail, picture rail, built-in shelving and storage into recess, wood laminate floor.

Dining Room

13' 11" x 12' 1" (4.24m x 3.68m)
Wood laminate floor, picture rail, coving, radiator, double glazed patio doors to rear garden.

Kitchen

8' 3" x 7' 10" (2.51m x 2.39m)
Comprising wall and base units with contrasting marble worktops and splashbacks, inset sink and drainer, plumbing for washing machine, integrated fridge-freezer, five ring gas cooker and electric double oven, small dishwasher, washing machine, wood laminate floor, door to garden.

First Floor**Landing**

Access to loft.

Bedroom One

14' 2" x 11' 1" (4.32m x 3.38m)
Double glazed window to front, radiator, picture rail, fitted wardrobes, fitted carpet.

Bedroom Two

12' 1" to wardrobes x 10' 8" (3.68m to wardrobes x 3.25m)
Double glazed window to front, picture rail, fitted wardrobes, radiator, cupboard housing cold water tank and boiler.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)
Double glazed bay window to front, picture rail, radiator.

Bathroom / WC

Panelled bath with mixer taps, low flush WC, wash hand basin, heated towel rail, spotlights, part tiled walls, window.

Outside**Front Garden**

Block paved in readiness for parking. Kerb is not dropped.

Rear Garden

Approximately 50' of west facing garden with patio, laid to lawn, flowerbeds.



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- No Chain
- Potential For Off-Street Parking (subject to relevant permissions)
- Front Reception Room
- Rear Reception Room
- West Facing Rear Garden

Tenure: Freehold EPC Rating: D

Offers In Excess Of

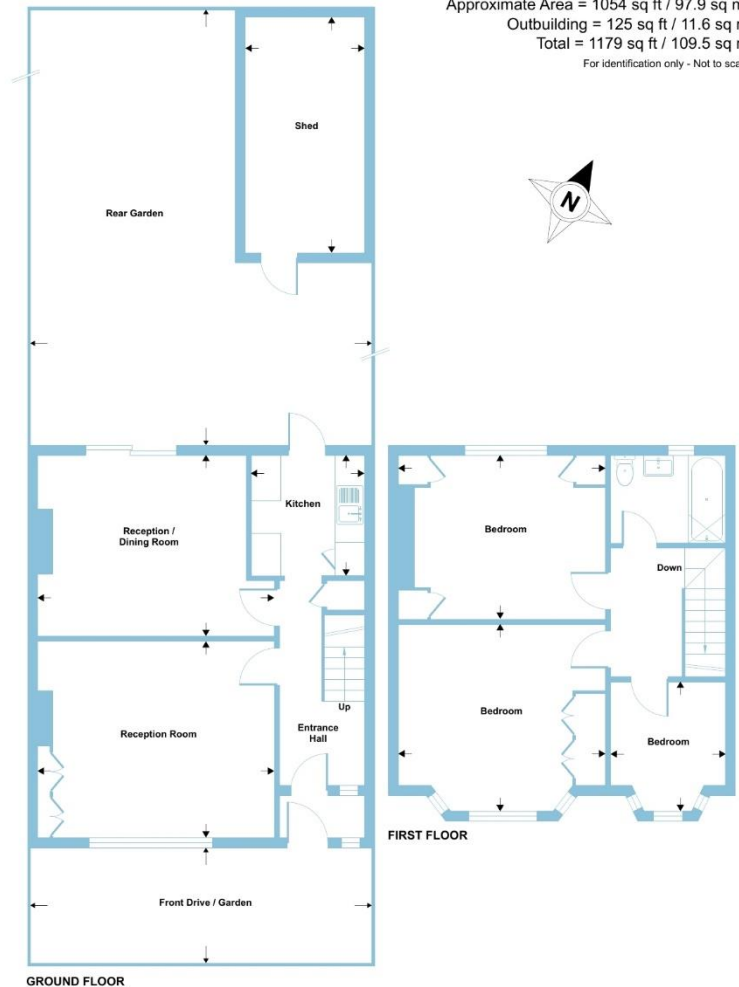
£625,000

Please note the marker reflects the
postcode not the actual property



Sittingbourne Avenue, Enfield, EN1

Approximate Area = 1054 sq ft / 97.9 sq m
Outbuilding = 125 sq ft / 11.6 sq m
Total = 1179 sq ft / 109.5 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: 1312828

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Property Ref:
ENF105216 - 0004

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