



Connaught Avenue, Enfield, EN1 3BQ

welcome to
Connaught Avenue, Enfield

This well presented mid terraced home offered on a CHAIN FREE basis has the benefit of TWO DOUBLE BEDROOMS, OFF-STREET PARKING and a 65' REAR GARDEN. It is located a short walk from ENFIELD TOWN with its excellent shopping and transport facilities. Access into London can be via both Enfield Town (Liverpool Street Line) and Enfield Chase Rail (Moorgate Line) Stations.



Entrance Porch

To:-

Entrance Hall

Radiator, wood laminate floor, stairs to first floor.

Lounge

14' 8" x 12' 5" (4.47m x 3.78m)

Double glazed bay window to front, TV and telephone point, coving to ceiling, wood laminate floor, radiator, cast iron gas fireplace with wooden surround, central heating thermostat, understairs storage cupboard.

Kitchen / Diner

15' 5" x 8' 2" extending to 7' 10" (4.70m x 2.49m extending to 2.39m)

Comprising gloss black wall and base units with worksurfaces, integrated stainless steel sink and drainer, electric oven, integrated gas hob with fume extractor hood over, undercounter fridge and freezer, cupboard housing wall mounted Vaillant gas central heating boiler, wood laminate floor, double glazed door to garden, two double glazed windows to rear, wood laminate floor.

First Floor

Landing

Access to loft, doors to bedrooms and bathroom.

Bedroom One

15' 5" into wardrobes x 13' (4.70m into wardrobes x 3.96m)

Fitted carpet, radiator, double glazed bay window to front, two sets of fitted wardrobes.

Bedroom Two

10' 5" x 8' 10" (3.17m x 2.69m)

Fitted carpet, radiator, double glazed window to rear.

Bathroom / WC

Comprising panelled bath with shower over, glass shower green, pedestal wash hand basin, bidet, low flush WC, fully tiled walls and floor, heated towel rail, extractor fan.

Outside

Rear Garden

Approximately 65' of rear garden, mainly laid to lawn, crazy paved patio area, side pedestrian access, outside tap, shed to rear measuring approximately 12' x 8'11".

Front Garden

Gravelled providing off-street parking, pathway.



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Connaught Avenue, Enfield

- Two DOUBLE Bedrooms
- KITCHEN/DINER
- OFF-STREET PARKING
- 65' REAR GARDEN
- CHAIN FREE

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

offers in the region of

£475,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF105356 - 0002

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Approximate Area = 689 sq ft / 64 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 797 sq ft / 74 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1346786

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