



**Eastbury Avenue, Enfield EN1 3NL**



**welcome to**

**Eastbury Avenue, Enfield**

Barnfields are extremely pleased to present this stunning chain free end of terrace, four bedroom house which has been extended and beautifully renovated and fitted by the present owners to a high standard, in a quiet turning, on the ever popular Willow Estate, within level walking distance of Enfield Town multiple shopping centre and rail station (Liverpool Street Line). Good schools are also close at hand, together with Forty Hill Country Park.







### Double Glazed Storm Porch

Internal door to:-

### Entrance Hall

Laminate floor, radiator.

### Cloakroom/W.C.

Low flush WC, bracket wash hand basin, ceramic tiled floor, half tiled walls.

### Lounge/Dining Room

31' 2" x 11' 1" ( 9.50m x 3.38m)

Open planned. Laminate floor, two radiators, double glazed French windows to garden.

### Kitchen/Breakfast Room

16' x 12' 3" ( 4.88m x 3.73m)

Beautifully and comprehensively fitted in modern white units comprising base units with quartz worktops, inset sink unit, inset gas hob with fume extractor hood over, built-in oven, matching wall cabinets, matching centre island/breakfast bar, integrated dishwasher.

### Utility Room

Plumbing for washing machine and tumble dryer, wall mounted combination gas central heating boiler, laminate floor.

### First Floor

#### Landing

Laminate floor, radiator, access to spacious loft area.

#### Bedroom 1

12' 2" x 10' 5" ( 3.71m x 3.17m)

Laminate floor, modern range of built-in wardrobe cupboards, radiator.

#### Bedroom 2

10' 5" x 9' 6" ( 3.17m x 2.90m)

Laminate floor, double mirror wardrobe, radiator.

#### Bedroom 3

13' 5" x 6' 9" ( 4.09m x 2.06m)

Laminate floor range of built-in wardrobes, radiator.

#### Bedroom 4

9' x 6' 5" ( 2.74m x 1.96m)

Laminate floor, radiator.

### Family Bathroom

Panelled bath (jacuzzi bath), bowl sink unit, low flush WC, separate shower cubicle (white suite), heated towel rail, ceramic tiled floor.

### Outside

#### Rear Garden

Approximately 70' laid to lawn, large decked patio, superb full width studio lodge with power and lighting at the bottom of the garden, side access gate.

#### Off Street Parking

Brick paved off street parking to front for two cars.



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## Eastbury Avenue, Enfield

- Four Bedrooms
- Spacious Attractive Through Lounge
- Modern Fitted Kitchen / Diner
- Off-Street Parking For At Least 2 Cars
- Utility Room & Downstairs WC

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

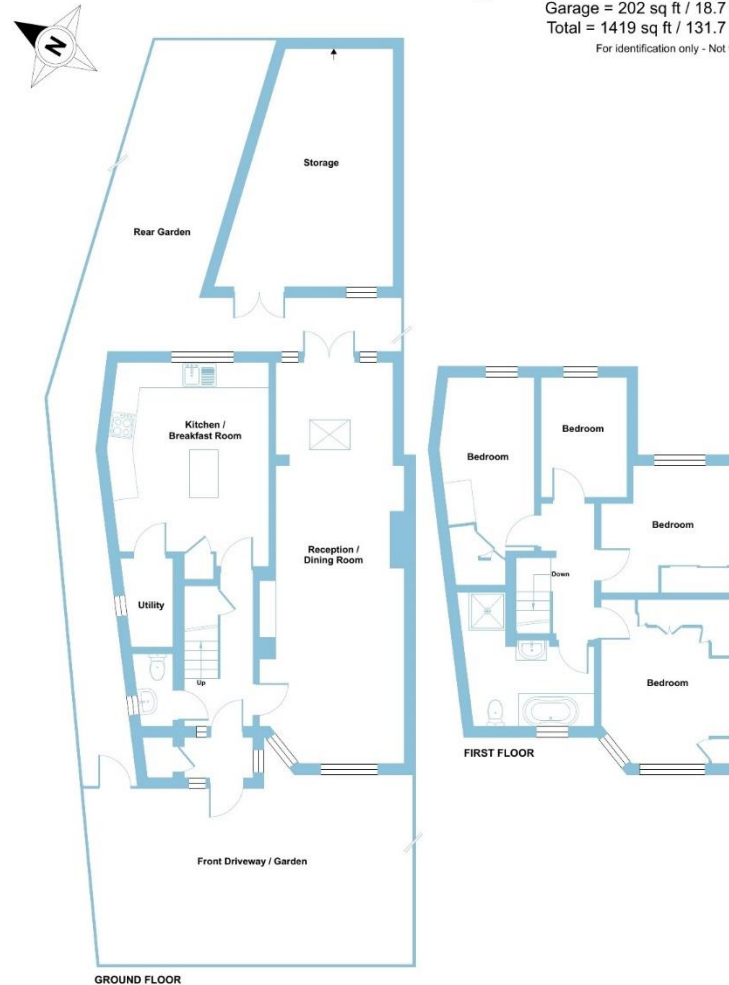
offers in excess of

**£650,000**



## Eastbury Avenue, Enfield, EN1

Approximate Area = 1217 sq ft / 113 sq m  
Garage = 202 sq ft / 18.7 sq m  
Total = 1419 sq ft / 131.7 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). © richvecom 2025. Produced for Barnard Marcus. REF: 1358737

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF105406 - 0002

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