





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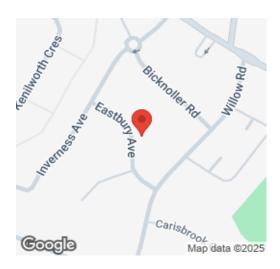
- Four Bedrooms
- Spacious Attractive Through Lounge
- Modern Fitted Kitchen / Diner
- Off-Street Parking For At Least 2 Cars
- Utility Room & Downstairs WC

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref: ENF105406 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Approximate Area = 1217 sq ft / 113 sq m Garage = 202 sq ft / 18.7 sq m Total = 1419 sq ft / 131.7 sq m











020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk