



Primrose Avenue, Enfield, EN2 0SZ

welcome to
Primrose Avenue, Enfield

A superb opportunity to purchase this delightful Victorian cottage in this picturesque turning of similar cottages just off Lancaster Road, close to local shops within easy access of Enfield Town shopping centre, good schools, Forty Hill County Park and both Enfield Town and Enfield Chase Rail Stations (Liverpool Street and Moorgate Lines).

Features include:-



Lounge / Dining Room

21' x 11' 10" (6.40m x 3.61m)

Laminate floor, two radiators (one with cover), two arched display recesses.

Kitchen

10' 1" x 7' 8" (3.07m x 2.34m)

Base units, stainless steel sink unit, matching wall cabinets, gas hob, fume extractor hood, built-in oven, ceramic tiled floor.

Lobby

Ceramic tiled floor, wall mounted gas central heating combi boiler, door to garden.

Bathroom

Panelled bath, separate shower control, shower screen, wash hand basin, ceramic tiled floor, radiator, part tiled walls.

Separate WC

Low flush WC, wash hand basin, laminate floor.

First Floor

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

Fitted carpet, radiator, two built-in wardrobes.

Bedroom Two

9' 8" x 9' 4" (2.95m x 2.84m)

Fitted carpet, radiator, storage cupboard, built-in steps to loft room.

Bonus Loft Room

11' x 7' (3.35m x 2.13m)

Outside

Rear Garden

Approximately 30' in length, laid to lawn, garden shed.



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Primrose Avenue, Enfield

- 21' Lounge / Dining Room
- Good Sized Fitted Kitchen
- Two Bedrooms
- Bonus Loft Room
- 30' Garden

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

Offers Over

£400,000



Please note the
marker reflects
the postcode
not the actual
property

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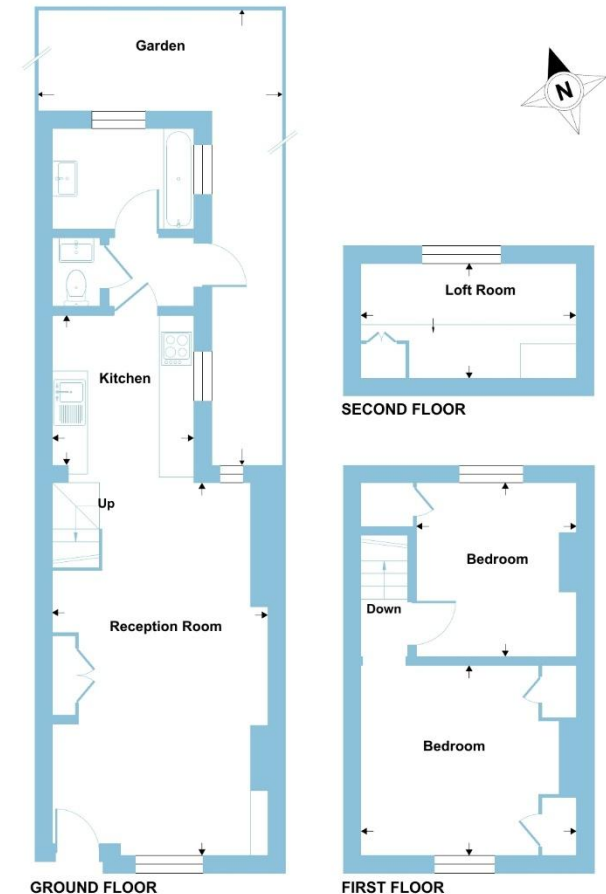
Property Ref:
ENF105563 - 0002

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Approximate Area = 746 sq ft / 69.3 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). © richcom 2026. Produced for Barnard Marcus. REF: 1402522

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