



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.



view this property online barnfields.co.uk/Property/ENF105563







welcome to

Primrose Avenue, Enfield

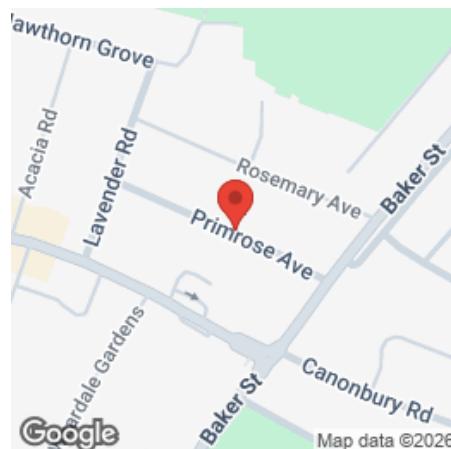
- 21' Lounge / Dining Room
- Good Sized Fitted Kitchen
- Two Bedrooms
- Bonus Loft Room
- 30' Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

Offers Over

£400,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF105563 - 0002

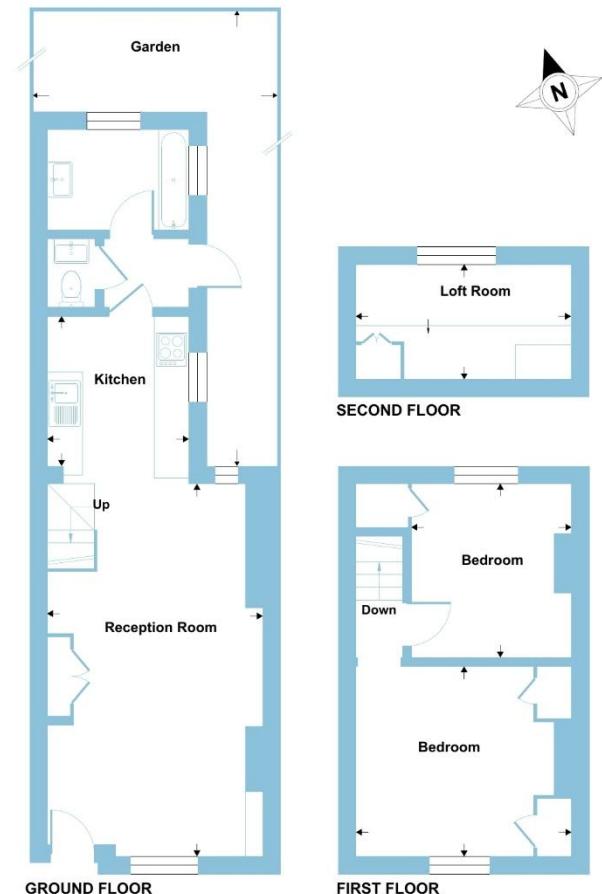
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Primrose Avenue, Enfield, EN2

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). © nchecom 2026. Produced for Barnard Marcus. REF: 1402522



 **020 8363 3394**

 info@barnfields.com

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

 [barnfields.co.uk](https://www.barnfields.co.uk)