



Chalkwell Park Avenue, Enfield, EN1 2AN

welcome to

Chalkwell Park Avenue, Enfield

Barnfields are extremely pleased to offer this substantial double fronted four bedroom house, extended and modernised by the present owners to provide extremely comfortable and spacious family accommodation.

The property is most conveniently situated in a quiet cul-de-sac, within a short level walking distance of Enfield Town multiple shopping centre, with its choice of rail stations (Moorgate Line and Liverpool Street Lines). Good schools are also close at hand.

Features include:-



Spacious Entrance Hall

Oak floor, radiator, understairs storage cupboard.

Spacious Cloakroom / WC

Low flush WC, bracket wash hand basin with cupboard under, attractive stained glass window, ceramic tiled floor, heated towel rail.

Study

9' 8" x 6' 8" (2.95m x 2.03m)
Oak floor, radiator.

Lounge

22' 2" x 15' 3" (6.76m x 4.65m)
Oak flooring, handsome cast iron fireplace, dado rail, sliding double glazed patio doors to garden.

Dining Room

15' 3" x 13' 5" (4.65m x 4.09m)
Oak flooring, cast iron fireplace, wooden mantel, radiator.

Kitchen / Breakfast Room

Irregular Shaped Room 19' 9" x 16' (6.02m x 4.88m)
L Shaped
Beautifully and comprehensively fitted in modern attractive units, comprising base units with granite worktops, inset ceramic hob with fume extractor hood over, built-in double oven, inset sink unit, integrated dishwasher, matching wall cabinets, ceramic tiled floor, remote control Velux roof window, door to garden.

Utility Area

Off kitchen
Storage cupboards, plumbing for washing machine, heated towel rail, cupboard housing megaflo hot water system and wall mounted gas central heating boiler.

First Floor

Bedroom One

15' 6" x 13' 3" (4.72m x 4.04m)
Laminate floor, radiator, range of built-in wardrobe cupboards.



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Bedroom Two

14' x 13' 3" (4.27m x 4.04m)
Oak floor, radiator, range of built-in wardrobe cupboards.

Bedroom Three

10' 2" x 7' 6" (3.10m x 2.29m)
Oak floor, radiator.

Large Family Bathroom / WC

Double walk-in shower cubicle, bracket wash hand basin, low flush WC, panelled bath (white suite), built-in linen cupboard/medicine cupboard, heated towel rail, ceramic tiled floor with underfloor heating, fully tiled walls.

Second Floor

Master Bedroom

16' 5" x 15' 8" (5.00m x 4.78m)
Laminate floor, eaves cupboards, two radiators, double glazed French windows to Juliet balcony.

En-Suite Shower Room / WC

Shower cubicle, wash hand basin, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.

Outside

Front Garden

Double width dropped kerb providing access to parking space for 4 cars.

Rear Garden

Approximately 60' extremely wide rear garden with attractive fish pond with waterfall, raised flower beds, laid to lawn, brick built shed with power and lighting 15' x 8' 9".







welcome to

Chalkwell Park Avenue, Enfield

- Extremely Spacious Lounge
- Large Dining Room
- Very Spacious Kitchen / Breakfast Room
- Utility Room
- Off-Street Parking For 4 Cars

Tenure: Freehold EPC Rating: D

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF103920 - 0002

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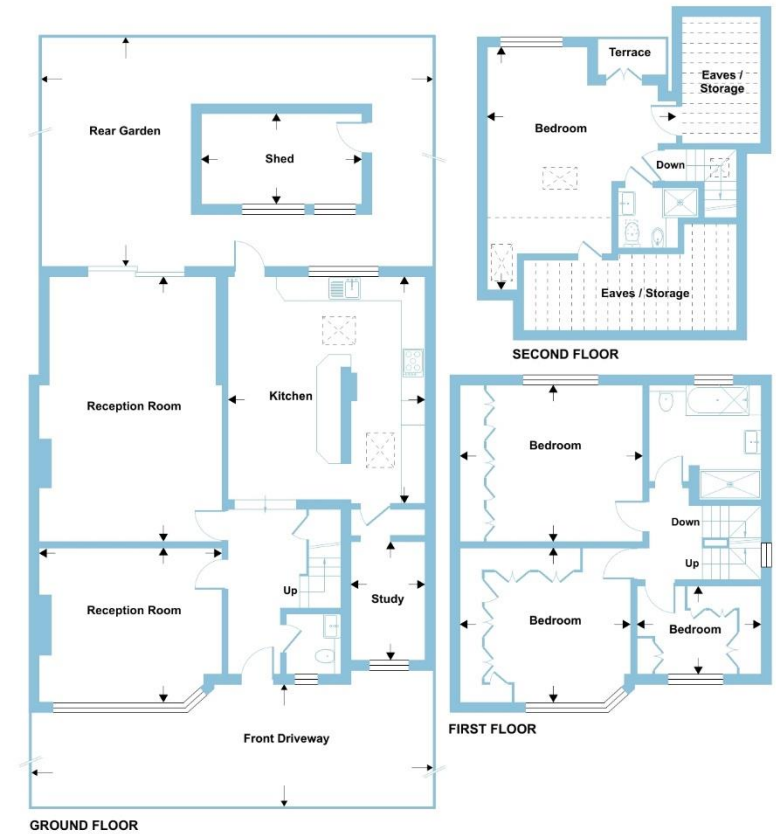
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Chalkwell Park Avenue, Enfield, EN1

Approximate Area = 1940 sq ft / 180.2 sq m
Limited Use Area(s) = 242 sq ft / 22.4 sq m
Shed = 100 sq ft / 9.2 sq m
Total = 2282 sq ft / 211.8 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Barnard Marcus. REF: 1076283



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