



**Oak Avenue, Enfield, EN2 8LB**



**welcome to**  
**Oak Avenue, Enfield**

Barnfields are delighted to offer for sale this substantial, four bedroom detached family house located in a popular turning just off Enfield Ridgeway, close to The new Wren Academy Secondary School and One Degree Primary School plus within a short walk of Gordon Hill Overground Station and easy access to the M25.

The property offers spacious accommodation and benefits from an approximately 80ft rear garden plus scope to extend further, subject to relevant planning permissions.





### Entrance Porch

Via double glazed front door, opens to:-

### Hallway

Fitted carpet.

### Shower Room

Low level WC, pedestal wash hand basin, step-in shower unit, double glazed window to side, vinyl floor.

### Reception Room One

12' 10" x 12' 7" ( 3.91m x 3.84m )

Fitted carpet, double glazed window to front, fireplace with wooden surround and hearth, radiator.

### Reception Room Two

19' 9" x 17' 7" ( 6.02m x 5.36m )

A generous room with fitted carpet, bay of double glazed windows to rear, doors to garden, radiator, original brick fireplace and hearth, wooden ceiling beams, side window.

### Kitchen / Breakfast Room

20' 10" x 12' 7" ( 6.35m x 3.84m )

Range of fitted wall and base units with toning worktops, sink and drainer, tiled splashbacks, ceramic hob with extractor above, built-in double oven, space for fridge and freezer, plumbing for dishwasher, luxury vinyl flooring, double glazed windows to rear, open to:-

### Breakfast Room / Conservatory

8' 2" x 7' 10" ( 2.49m x 2.39m )

A fully double glazed room with continued luxury vinyl flooring, spotlights.

### Utility Room

Plumbing for washing machine, double glazed window to side, boiler.

## First Floor

### Landing

Fitted carpet, dado rails, loft hatch opening to loft storage space.

### Bedroom One

17' 10" x 11' 6" ( 5.44m x 3.51m )

Fitted carpet, double glazed windows to rear, radiator, picture rails.

### Bedroom Two

12' 9" x 10' 8" ( 3.89m x 3.25m )

Fitted carpet, double glazed windows to front, radiator.

### Bedroom Three

11' 5" x 8' 5" ( 3.48m x 2.57m )

Fitted carpet, double glazed windows to front, radiator, built-in original cupboard.

### Bedroom Four

10' 6" x 7' 11" ( 3.20m x 2.41m )

Fitted carpet, double glazed windows to rear, radiator.

### Bathroom

Corner bath, bidet, low level WC, hand basin with cupboards beneath, step-in shower unit, fully tiled walls, double glazed windows to side and rear, vinyl flooring.

## Outside

### Rear Garden

An approximately 80ft rear garden with patio area to front and side, central lawn, rockery, side driveway accessed via the front of the house leading to a single garage with up and over door.

### Front Driveway

Brick paved off-street parking for three cars.





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welcome to

## Oak Avenue, Enfield

- Four Bedrooms
- Two Reception Rooms
- Approx. 80ft Rear Garden
- Off-Street Parking
- Downstairs Shower Room

Tenure: Freehold EPC Rating: E

offers in excess of

**£1,000,000**



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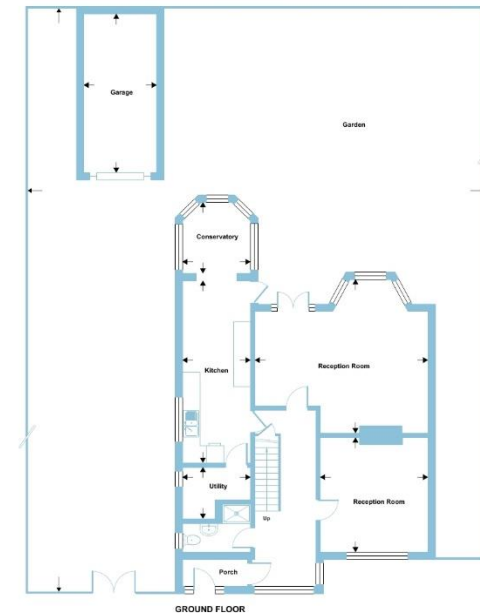
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## Oak Avenue, Enfield, EN2

Approximate Area = 1628 sq ft / 151.2 sq m  
Garage = 151 sq ft / 14 sq m  
Total = 1779 sq ft / 165.2 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 2025. Produced for Barnard Marcus. REF: 1295229

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