



**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.





***view this property online*** [barnfields.co.uk/Property/ENF105007](http://barnfields.co.uk/Property/ENF105007)





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 The Region Of

**£975,000**



Please  
note the  
marker  
reflects  
the  
postcode  
not the  
actual  
property

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



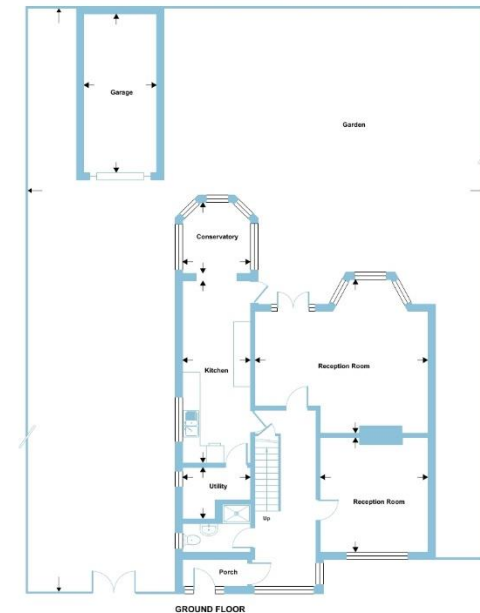
Property Ref:  
ENF105007 - 0005

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.

## 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

barnfields

barnfields



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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