





Sittingbourne Avenue, EN1

Addison Townsend are pleased to offer this extended three bedroom end of terrace house located on a quiet residential road on the boundary of Enfield and Winchmore Hill. The house offers; front reception room, extended rear reception room, extended kitchen, three bedrooms, family bathroom, private rear garden, garage to rear and off street parking. Located within close proximity to Bush Hill Park Overground Station, approximately 0.7m to Ragland Primary School as well as close proximity to Enfield Town with its local shops, restaurants, bus routes, Enfield Town Park and Bush Hill Golf Course. The house is offered Chain Free



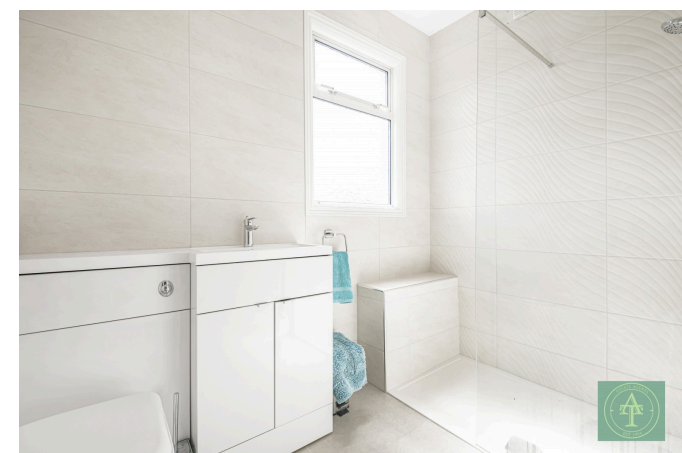
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Tenure : Freehold

Council Tax Banding : E

EPC D

Sq.Ft : 1219



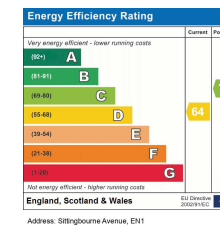
Approximate Gross Internal Area 1219 sq ft - 113 sq m
 Ground Floor Area 719 sq ft – 67 sq m
 First Floor Area 500 sq ft – 46 sq m
 Garage Area 317 sq ft – 29 sq m
 (Excluding Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements



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