



Carnarvon Avenue, EN1 3DS
Enfield





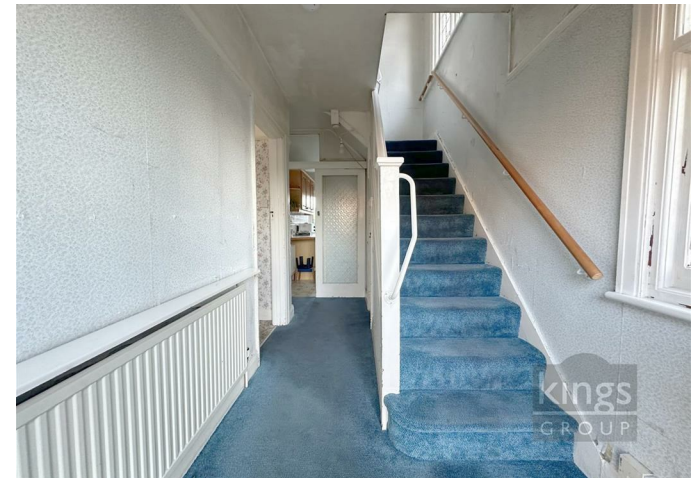
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Carnarvon Avenue, EN1 3DS

Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE BEDROOM 1930'S SEMI-DETACHED HOUSE located in a highly sought after residential road, just a short distance from Enfield Town Centre which boasts an array of shops and restaurants. Additionally this ideal family home is within walking distance of transport links including local bus routes and Enfield Town Station which provides direct access into the City. Accommodation is arranged across two floors with the kitchen and two reception rooms to the ground floor, providing versatile spaces for relaxing and entertaining. The first floor comprises three sizeable bedrooms and the family bathroom. Beyond the interiors, a delightful surprise awaits in the form of an approximately 50' rear garden – a tranquil retreat for outdoor enjoyment. The property also boasts off-street parking for two vehicles, ensuring convenience for busy households. A garage, accessed via the shared driveway, adds to the practicality of this residence, offering secure storage space.

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£575,000



- Chain Free
- Two Reception Rooms
- Detached Garage Accessed Via the Shared Driveway
- Close Proximity to Enfield Town Centre Which Boasts an Array of Shops and Amenities
- Within Catchment Area of Sought After Schools Including St Andrews CofE Primary School

Hallway

Carpeted flooring, Stairs leading to the first floor landing, Under stairs storage cupboard

Reception Room 1 16'0 x 12'5 (4.88m x 3.78m)

Double glazed bay window to the front aspect, Carpeted flooring, Radiator, Picture rail, Gas convector fire

Reception Room 2 13'9 x 10'9 (4.19m x 3.28m)

Double glazed sliding doors leading to the garden, Carpeted flooring, Gas convector fire, Picture rail

Kitchen 10'2 x 7'6 (3.10m x 2.29m)

Double glazed window to the side and rear aspect, Double glazed door leading to the garden, A range of base and wall units with roll top work surfaces, Sink drainer unit, Larder cupboard, Space for cooker, Integrated extractor hood, Tiled splash backs, Plumbing for washing machine, Space for fridge/freezer, Power points

First Floor Landing

Double glazed window to the side aspect, Carpeted flooring, Loft access

Bedroom 1 16'0 x 12'5 (4.88m x 3.78m)

Double glazed bay window to the front aspect, Carpeted flooring, Radiator, Fitted wardrobes, Power points

Bedroom 2 13'7 x 11'1 (4.14m x 3.38m)

Double glazed window to the rear aspect, Carpeted flooring, Radiator, Fitted wardrobe, Airing cupboard, Power points

Bedroom 3 9'1 x 7'0 (2.77m x 2.13m)

Double glazed window to the front aspect, Carpeted flooring, Radiator, Power points

- Three Bedroom 1930s Semi-Detached House
- Off Street Parking For 2 Vehicles
- Approx 50'ft Rear Garden Backing onto the New River
- Easy Access to Transport Links Including Local Bus Routes and Enfield Town Station With Direct Links into the City
- Potential to Extend STPP

Bathroom

Double glazed opaque window to the rear aspect, Panel enclosed bath with mixer tap and shower attachment, Wash basin with pedestal, Tiled splash backs

WC

Double glazed opaque window to the side aspect, Low level WC

Garden approx 50' (approx 15.24m)

Mainly laid to lawn with plant and shrub borders, Side access, Patio area





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	88		

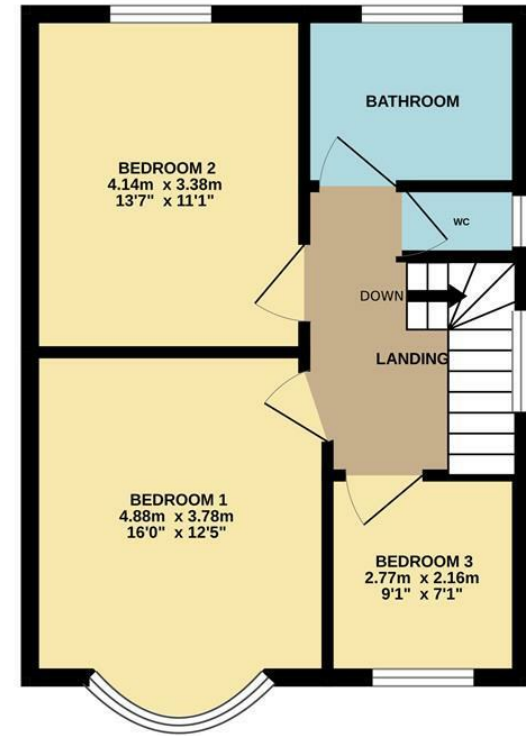
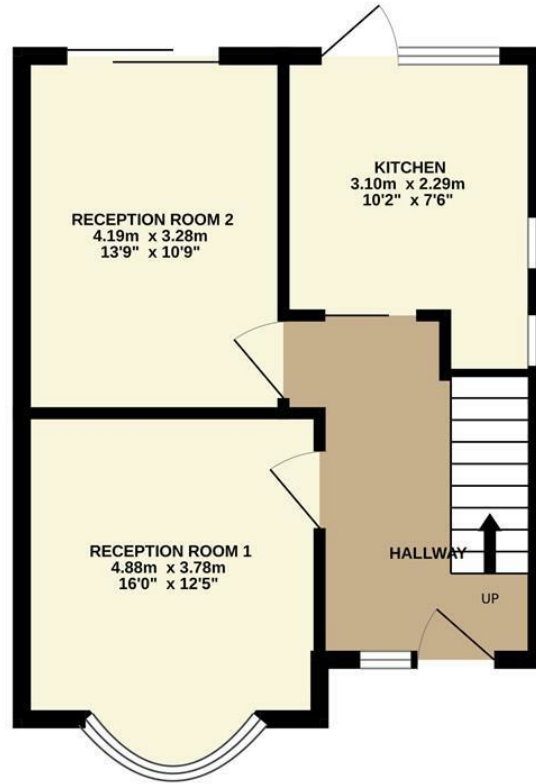
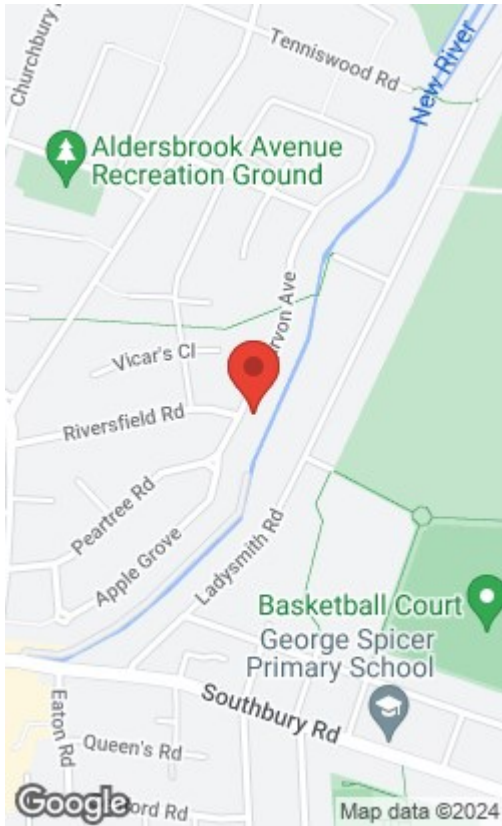
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
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England & Wales EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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