



Eastbury Avenue, EN1 3NJ
Enfield





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Kings Group-Enfield Town are delighted to present this CHAIN FREE FOUR BEDROOM DOUBLE FRONTED 1930'S SEMI DETACHED HOUSE located in the highly desirable Willow Estate location. Accommodation comprises an impressive 24ft kitchen/diner, a spacious through lounge, utility room, downstairs wc, four bedrooms, upstairs family bathroom, an additional loft room, ample storage space, a south facing rear garden and off street parking. This ideal family home provides easy access to Enfield Town Centre with an array of shops and restaurants to enjoy. Furthermore the property provides easy access to transport links including local bus routes and Enfield Town Station which provides direct access into the City.

£750,000



- **Four Bedroom Double Fronted Semi-Detached House**
- **An Impressive Approx 24ft Kitchen**
- **Additional Loft Room**
- **South Facing Rear Garden**
- **Within Close Proximity of Enfield Town Centre**

Through Lounge 28'19 x 17'40 (8.53m x 5.18m)

Double glazed bay window to the front aspect, Double glazed window to the rear aspect, Double glazed door leading to the garden, Coved ceiling, Ceiling rose x3, Engineered Oak flooring, Single radiator x2, Double radiator, TV aerial point, Power points, Under stairs cupboard

Kitchen 24'79 x 10'65 (7.32m x 3.05m)

Double glazed bay window to the front aspect, Double glazed windows to the rear and side aspect, Double radiator, Tiled flooring, Tiled splash backs, A range of base and wall units, Granite effect work surfaces, Integrated oven, Induction hob, Integrated chimney style extractor hood, Sink drainer unit, Plumbing for washing machine, Integrated dishwasher, Spotlights, Power points

Utility Room 7'93 x 6'46 (2.13m x 1.83m)

Double glazed window to the rear aspect, Tiled flooring, Space for double fridge/freezer, Space for washing machine, Power points, Double glazed door leading to the garden

Downstairs WC 7'04 x 3'44 (2.24m x 0.91m)

Double glazed opaque window to the rear aspect, Tiled walls, Wall mounted electric heater, Tiled flooring, Extractor fan, Wash basin with mixer tap and vanity unit underneath, Low level WC

Bathroom 7'08 x 6'53 (2.34m x 1.83m)

Double glazed window to the rear aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with thermostatically controlled shower, Wash basin with mixer tap and pedestal, Low level WC, Bidet, Tiled walls

Bedroom 1 19'34 x 10'68 (5.79m x 3.05m)

Double glazed bay window to the front aspect, Coved ceiling, Ceiling rose, Double radiator, Engineered Oak flooring, Power points

- **CHAIN FREE**
- **Utility Room**
- **Downstairs WC and Upstairs Bathroom**
- **Off Street Parking**
- **Easy Access to Transport Links Including Local Bus Routes and Enfield Town Station(0.8 miles)**

En-Suite 7'10 x 5'53 (2.39m x 1.52m)

Double glazed opaque window to the rear aspect, Tiled walls, Tiled flooring, Heated towel rail, Extractor fan, Panel enclosed bath, Electric shower, Wash basin with mixer tap and vanity unit underneath, Low level WC

Bedroom 2 14'26 x 10'70 (4.27m x 3.05m)

Double glazed bay window to the front aspect, Coved ceiling, Ceiling rose, Double radiator, TV aerial point, Power points

Bedroom 3 10'64 x 9'92 (3.05m x 2.74m)

Double glazed window to the rear aspect, Coved ceiling, Ceiling rose, Double radiator, TV aerial point, Power points

Bedroom 4 7'24 x 6'42 (2.13m x 1.83m)

Double glazed bay window to the front aspect, Coved ceiling, Ceiling rose, Double radiator, Phone point, Power points

Loft Room 17'41 x 15'16 (5.18m x 4.57m)

Double glazed velux windows to the front and rear aspects, Double radiator, Spotlights, Phone point, TV aerial point, Power points

Garden 42' (12.80m)

South facing, Side access, Brick built shed, Outside water tap, Security light





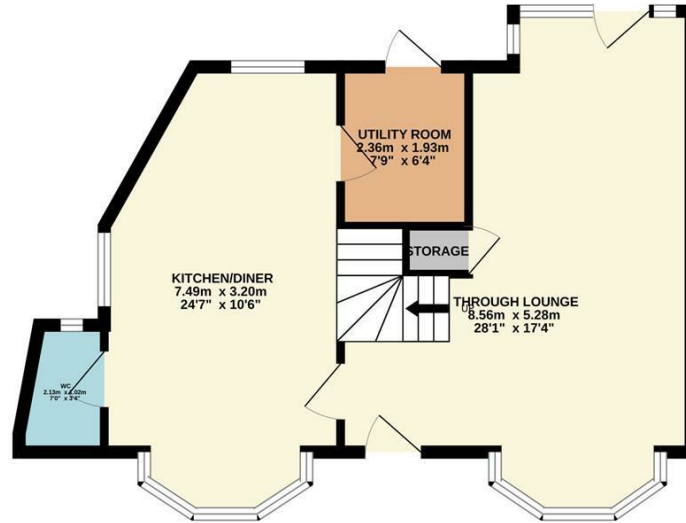




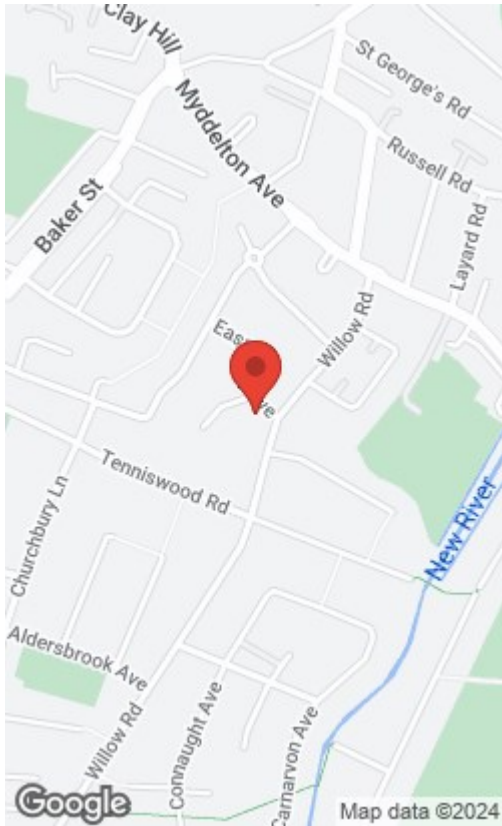
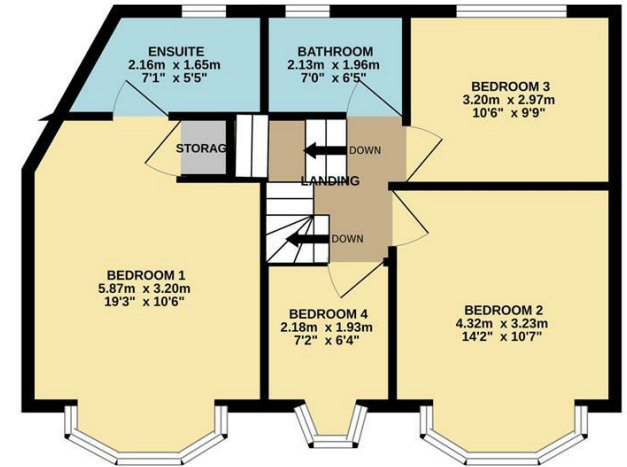
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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