



Old Park Avenue, EN2 6PN  
Enfield





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GROUP

# Old Park Avenue, EN2 6PN

Welcome to this beautifully presented four-bedroom detached house, ideally located just 0.2 miles from Enfield Chase Station and within walking distance of Enfield Town Centre. Step inside to a generous entrance hall that sets the tone for the rest of the home. The two sizeable reception rooms provide ample space for both relaxation and entertaining, while the kitchen is perfect for culinary adventures. A handy utility space/pantry adds practicality to everyday tasks, and a convenient downstairs WC. A dedicated study on the ground floor makes it easy to work from home. Upstairs, you'll find the bathroom servicing four generously sized bedrooms, ensuring comfort for the whole family. Outside, the large rear garden is mainly laid to lawn, offering a fantastic outdoor space for play, gardening, or hosting summer barbecues, complete with side access for added convenience. Off-street parking and a garage provide additional storage and peace of mind.

£1,150,000



- Chain Free
- Two Substantial Sized Reception Rooms
- Downstairs WC and Upstairs Bathroom
- Driveway
- Close Proximity to Local Transport Links Including Local Bus Routes and Enfield Chase Station(0.2 miles)

### Hallway

Double glazed bay window to the front aspect, Double radiator, Parquet wooden flooring, Power points, Stairs leading to the first floor landing

### Reception Room 1

Double glazed window to the front aspect, Double glazed French doors leading to the garden, Double radiator, Parquet wooden flooring, Power points

### Reception Room 2

Double glazed bay window to the rear aspect, Double glazed window to the side aspect, Coved ceiling, Double radiator, Carpeted flooring, Power points

### Kitchen

Double glazed window to the rear aspect, Double glazed opaque window to the side aspect, A range of base and wall units with roll top work surfaces, Tiled splash backs, Lino flooring, Space for cooker, Sink drainer unit, Power points

### Downstairs WC

Wash basin, Low level WC

### Utility Space/Pantry

Single glazed opaque window to the rear aspect, Power points

### Study

Double glazed window to the front aspect, Single radiator, Power points, Parquet wooden flooring, Coved ceiling

### First Floor Landing

Double glazed window to the rear aspect, Power points

### Bedroom 1

Double glazed windows to the front and rear aspects, Coved

- Four Bedroom Detached House
- Downstairs Study
- Beautifully Presented Mainly Laid to Lawn Rear Garden
- Garage
- Within Walking Distance of Enfield Town Centre Which Boasts an Array of Shops and Restaurants

ceiling, Double radiator, Carpeted flooring, Fitted wardrobes, Power points

### Bedroom 2

Double glazed windows to the front and side aspects, Coved ceiling, Double radiator, Fitted wardrobes, Carpeted flooring, Power points

### Bedroom 3

Double glazed windows to the side and rear aspects, Double radiator, Carpeted flooring, Power points

### Bedroom 4

Double glazed window to the front aspect, Built in storage cupboard, Double radiator, Carpeted flooring, Power points

### Garden

Mainly laid to lawn, Side access









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## Old Park Avenue

Approximate Gross Internal Floor Area : 160.10 sq m / 1723.30 sq ft  
(Including Garage)

Garage Area : 10.50 sq m / 113.02 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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