



Old Park Avenue, EN2 6PN
Enfield





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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.

Offers In Excess Of £930,000



- 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





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Energy Efficiency 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		



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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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