



Trinity Avenue, EN1 1HT
Enfield

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This well-presented three-bedroom semi-detached house offers a modern and spacious living environment. The naturally bright and airy living room is perfect for family gatherings, while the newly installed modern fitted kitchen (2024) comes with plenty of storage and worktop space, a stylish shower room, and a separate utility room. On the first floor, you'll find a well-maintained three-piece bathroom suite and three generously sized bedrooms, offering plenty of space for the whole family.

There is significant potential to extend the property further, with the option for a side extension and loft conversion (subject to planning permission). Outside, the property benefits from off-street parking, a garage to the side, and a well-maintained rear garden, providing a great outdoor space. Planning granted for Conversion of garage into habitable room involving alterations to front elevation.

Situated within the catchment area for highly sought-after schools such as Bush Hill Park Primary School and The Raglan Schools, this home is ideal for families. Local shops and Bush Hill Park Station, which offers direct services to Liverpool Street Station, are within walking distance. The A10, M25, and A406 are easily accessible, providing good transport links to surrounding areas, and Enfield Retail Park is just a short drive away. This property is the perfect family home, offering modern living in a convenient and well-connected location.

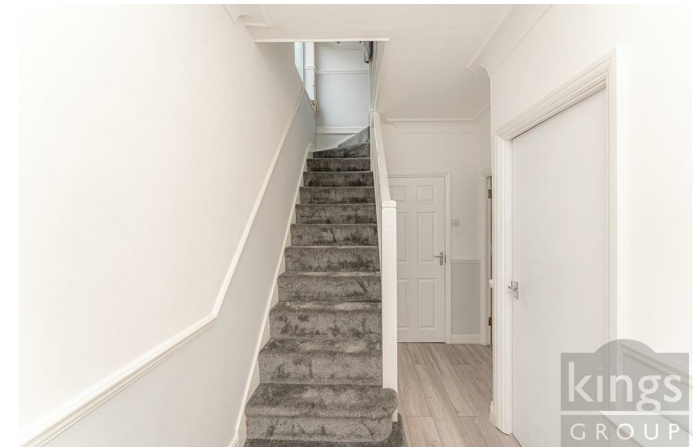
Council Tax Band: D
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£535,000



- Three Bedroom 1930's Semi-Detached House
- A Modern Fitted Kitchen Installed in 2024
- Utility Room
- Off Street Parking
- Well Maintained Rear Garden with Side Access

- Potential for a Side Extension and Loft Conversion STPP
- A Newly Fitted Downstairs Shower Room and Upstairs Family Bathroom
- A Naturally Bright and Airy Living Room
- Garage
- Close Proximity to Local Shops, Amenities and Bush Hill Park Station





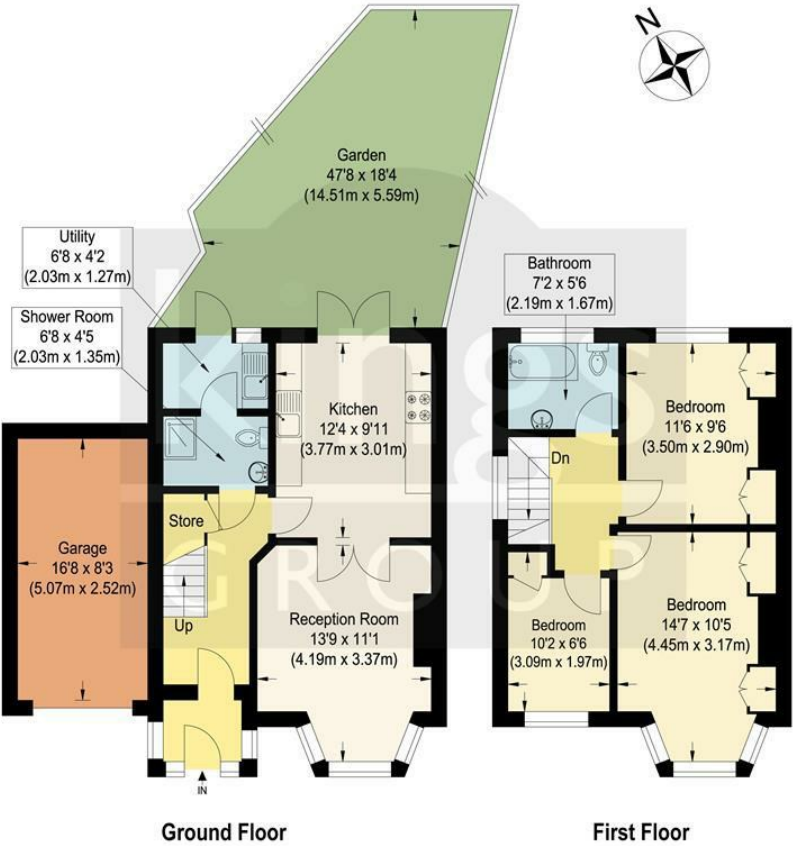
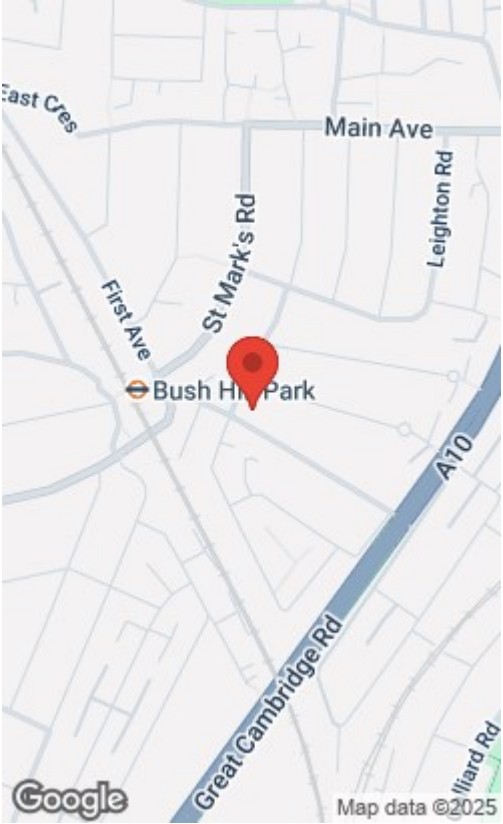
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			90	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales			EU Directive 2002/91/EC	England & Wales			EU Directive 2002/91/EC



Trinity Avenue, EN1
Approximate Gross Internal Floor Area : 78.90 sq m / 849.27 sq ft
(Excluding Garage)
Garage Area : 12.80 sq m / 137.77 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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