



Lynmouth Avenue, EN1 2LP  
Enfield

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GROUP



# Lynmouth Avenue, EN1 2LP

KINGS GROUP offer to the market set on a peaceful residential road in the ever popular Bush Hill Park area, this extended 1930 end-of-terrace house presents a fantastic opportunity for families seeking generous living space, excellent connectivity, and access to outstanding local schools. Within the catchment area for highly regarded schools including The Raglan Schools and Bush Hill Park Primary School, the property is ideally located for family life. The home offers a well-balanced layout, featuring a spacious through lounge with flexible use as both a living and dining area, along with an additional dining room ideal for entertaining or everyday family meals. The large fitted kitchen opens directly onto a south-west facing rear garden, perfect for enjoying afternoon sun, with the added benefit of side access. Upstairs, there are three well-proportioned bedrooms and a first floor shower room.

To the front, the property offers off-street parking for multiple vehicles, and there remains excellent potential for further expansion, subject to the necessary planning permissions (STPP). Situated within easy reach of local bus routes, Bush Hill Park Station with direct links into the City, and with convenient access to the A10, M25, and A406, this home is well connected for both local and London-wide travel. Combining space, location, and future potential, this is a fantastic family home not to be missed.

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

Offers In Excess Of £625,000



- An Extended 1930's End Terrace House Located in a Highly Sought After Residential Road in Bush Hill Park
- An Impressive Sized Kitchen/Diner
- Off Street Parking for Multiple Vehicles
- Potential For Further Expansion STPP
- Close Proximity to Transport Links Including Bush Hill Park Station Providing Direct Access into Central London
- Through Lounge and Additional Dining Room
- Downstairs WC and Upstairs Shower Room
- A South West Facing Rear Garden with Side Access
- Within Catchment Area of Highly Regarded Schools Including The Raglan Schools and Bush Hill Park Primary School
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas





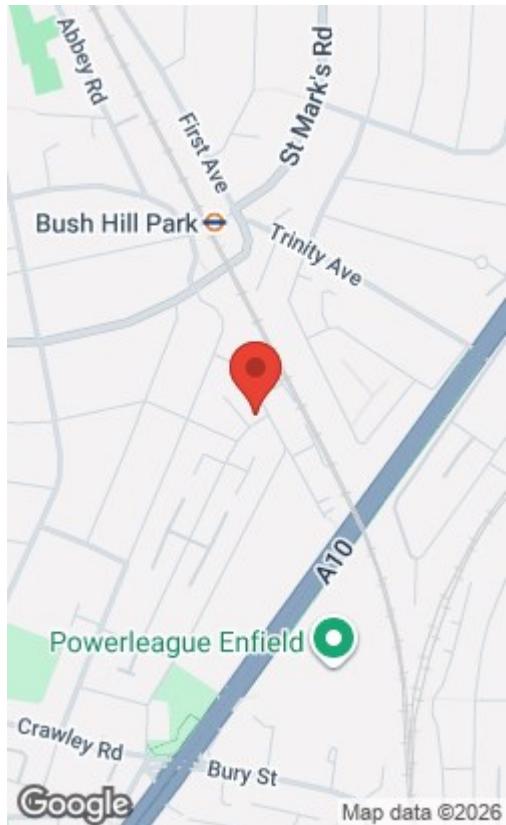
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		85	69
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC		85	69



Ground Floor

First Floor

## Lynmouth Avenue

Approximate Gross Internal Floor Area : 104.70 sq m / 1126.98 sq ft  
(Excluding Outbuilding)

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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