

**Carnarvon Avenue, Enfield, EN1 3DS**



**£570,000**

This THREE BEDROOM SEMI DETACHED HOUSE is located on the ever popular WILLOW ESTATE within a mile of f Enfield Town Mainline Station which offers fast links into London Liverpool Street with connections the the underground (Victoria Line) at Seven Sisters, other good transport links including the A10 / M25 are also easily accessible. The accommodation comprises three good sized bedrooms, well proportioned reception room, am dining room, well equipped kitchen, three piece bathroom suite and a 55ft (approx) rear garden. In addition, the property also benefits from a detached garage, a driveway, side access to the garden and a outhouse which is currently being used as a studio. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including St Andrew's CE Primary and George Spicer Primary School.

To avoid disappointment call to arrange an early viewing.

## **Entrance**

Front door to:-

## **Hallway**

Single glazed window to front and side aspect, double radiator, stairs to first floor landing, under stairs storage cupboard, meter cupboard, smoke alarm, power points, carpeted flooring.

## **Reception Room**

**13'4 x 11'9 (4.06m x 3.58m)**

Double glazed window to front aspect, coved ceiling, double radiator, gas fireplace with stone over mantle, phone point, TV point, power points, carpeted flooring.

## **Dining Room**

**13'6 x 10'7 (4.11m x 3.23m)**

Double glazed window to rear aspect, coved ceiling, double radiator, gas style fireplace with wooden over mantle, phone point, TV point, power points, carpeted flooring, double glazed french doors leading to garden.

## **Kitchen**

**7'6 x 10'4 (2.29m x 3.15m)**

Double glazed window to rear and side aspect, tiled splash backs, radiator, a range of base and wall units with roll top work surfaces, space for cooker, electric oven, gas hob, integrated chimney style hood extractor, sink and drainer unit, space for fridge freezer, plumbed for washing machine and dishwasher, spotlights, power points, vinyl flooring, double glazed door leading to garden.

## **First Floor Landing**

Loft access, radiator, carpeted flooring.

## **Bedroom 1**

**11'8 x 13'3 (3.56m x 4.04m)**

Double glazed window to front aspect, double radiator, fireplace, built in wardrobe, TV point, power points, carpeted flooring.

## **Bedroom 2**

**13'7 x 11'0 (4.14m x 3.35m)**

Double glazed window to rear aspect, single radiator, fitted wardrobe, TV point, power points, carpeted flooring.

## **Bedroom 3**

**7'80 x 6'6 (2.13m x 1.98m)**

Double glazed window to front aspect, single radiator, power points, carpeted flooring.

## **Bathroom**

**6'1 x 7'6 (1.85m x 2.29m)**

Double glazed opaque window to rear aspect, heated towel rail, panel enclosed bath with shower attachment, pedestal wash hand basin, low level W.C, tiled splash backs, spotlights, carpeted flooring

## **Garden**

**55'0 (approx) (16.76m (approx))**

Mainly laid to lawn with plant and shrub borders, side access, raised patio, outside water, outside security light.

## **Garage**

**20'5 x 8'17 (6.22m x 2.44m)**

With power.

## **Studio / Out Home**

**39'4 x 15'7 (11.99m x 4.75m)**

Double glazed window to rear and side aspect, spotlights, insulation, power points, carpeted flooring.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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