



Park Avenue, Enfield

Offers In Excess Of £700,000

Havilands

the advantage of experience



- Three Bedroom End of Terrace House
- Chain Free
- Off-Street Parking
- Approx 130ft Rear Garden
- Walking Distance to Enfield Town & Bush Hill Park Overground Stations (Liverpool St. Approx 30 mins)
- Within Catchment of Raglan Infant & Junior Schools
- Within Catchment of Enfield Grammar & Enfield County Schools
- Ease of Access to A10 & A406
- Local Shops & Amenities Within Walking Distance (inc. Sainsburys Local)
- Potential to Extend (STPP).



For more images of this property please visit havilands.co.uk



Havilands are delighted to present this charming THREE BEDROOM END-TERRACE HOUSE for sale on a CHAIN FREE basis. Nestled on Park Avenue, EN1, on the border of Bush Hill Park and Winchmore Hill, this home enjoys a prime location, backing onto Enfield Chase Tennis Club. The property boasts a beautifully maintained rear garden extending over 130ft, providing a wonderful outdoor space for relaxation and entertaining.

Offering 1,176 sq. ft. of living space, this home is ideal for families. The layout features two well-proportioned bedrooms, a single bedroom, a stylish family bathroom, a bright and spacious reception room, and a generous kitchen/diner, perfect for hosting. A convenient downstairs WC adds to the practicality of this inviting home. There is also exciting potential for further expansion, with opportunities to extend both to the rear and into the loft, subject to planning permissions.

The location offers fantastic connectivity, with Enfield Town and Bush Hill Park Overground Stations within walking distance, providing direct rail links to Liverpool Street in approximately 30 minutes. Enfield Town centre is also just a short stroll away, offering an excellent selection of shops, restaurants, and amenities, along with a Sainsbury's Local on London Road for everyday convenience.

Families will appreciate the property's highly desirable school catchment, including Raglan Infant & Junior Schools, Enfield Grammar, and Enfield County Schools. Commuters will benefit from easy access to the A10 and A406, ensuring seamless road links into central London and beyond.

Viewing is highly recommended—to arrange yours, please get in touch today!

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

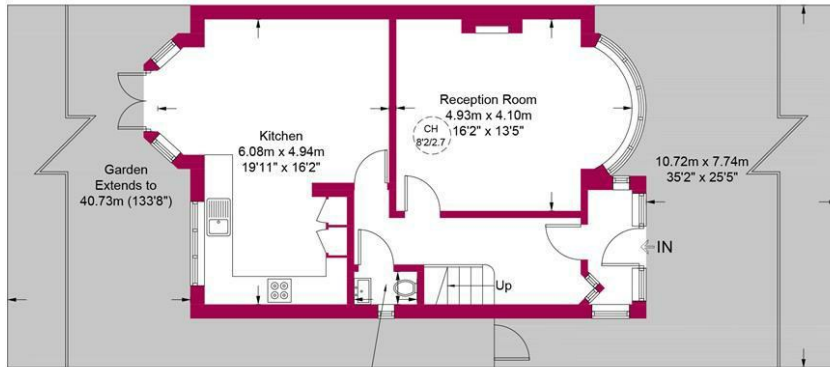
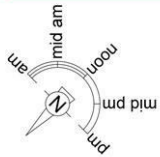
Council Tax: Band F (£2524.48 24/25)

EPC Rating: Current 66(D); Potential 87(B)

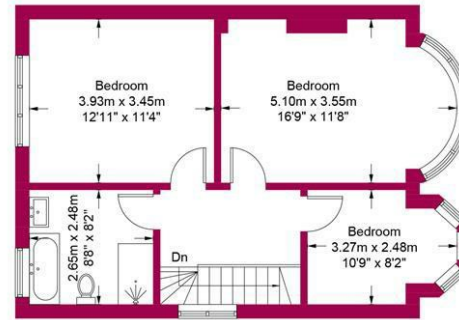
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Park Avenue, EN1

Approximate Gross Internal Area = 1176 sq ft / 109.3 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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