

Oak Avenue, Enfield, EN2 8LB

**Price: £1,345,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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Situated in this sought after turning is this rarely available extended contemporary 5 bedroom 4 bathroom 4 reception room detached family home. Benefitting from 2,440 sq ft of accommodation and a super room to the rear providing excellent family accommodation. The rear garden is west facing and 60ft x 40ft. There is a garage and private driveway.

- 5 BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION /4 BATHROOMS
- KITCHEN/LIVING/DINING ROOM TO THE REAR
- EXTENDED/CONTEMPORARY
- 2,440 SQ FT OF ACCOMMODATION
- WEST FACING 60FT X 40FT REAR GARDEN
- GARAGE
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
RECEPTION ROOM  
OFFICE  
KITCHEN/LIVING/DINING ROOM  
UTILITY ROOM  
PLAYROOM  
GROUND FLOOR SHOWER ROOM

### **FIRST FLOOR**

5 BEDROOMS - one with En-Suite bathroom  
- one with En-Suite shower room  
FAMILY BATHROOM  
WEST FACING 60FT X 40FT REAR GARDEN  
GARAGE  
OFF STREET PARKING

### **LOCATION**

Oak Avenue is a sought after turning off Hadley Road and The Ridgeway ideal for Enfield Town. There are many schools within a mile of this property

### **LOCAL AUTHORITY**

Enfield Council

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.



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**Approximate Gross Internal Area 2440 sq ft - 227 sq m**

**Garage Area 110 sq ft - 10 sq m**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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