



11 Beech Avenue, Enfield, London, EN2 9DB
Offers Over £800,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this detached 4-bedroom chalet bungalow which offers versatile and flexible living space. Located in a sought-after area within walking distance of Crews Hill Station the property is also well placed for other amenities in close by Enfield but still retaining a semi-rural feel. The property itself features to the ground floor a large open plan lounge/kitchen/diner, cloak room, and two double

bedrooms (one with en-suite) and upstairs are two further double bedrooms, family bathroom and large landing area with lots of storage. Externally there is lots of off-street parking, and to the rear is a well-presented landscaped garden with generous terrace area and it also benefits from a larger than average garage with power and water which would lend itself to various uses. Viewings by appointment only.



- FOUR BEDROOM DETACHED CHALET BUNGALOW
- VERSATILE AND FLEXIBLE LIVING SPACE
- LOCATED IN SOUGHT AFTER AREA WITHIN WALKING DISTANCE OF CREWS HILL MAINLINE STATION
- LARGE OPEN PLAN LOUNGE / KITCHEN / DINER
- DOWNSTAIRS CLOAKROOM
- TWO BEDROOMS DOWNSTAIRS, ONE WITH ENSUITE
- TWO FURTHER BEDROOMS UPSTAIRS
- OFF STREET PARKING
- WELL PRESENTED LANDSCAPED GARDEN WITH GENEROUS TERRACE AREA
- TENURE - FREEHOLD. COUNCIL TAX BAND F - ENFIELD COUNCIL



Composite front door with glazed leaded light obscure glass panel. Opens into

HALLWAY

Decorative coving to ceiling. Single radiator. Wooden flooring. Under stairs storage cupboard housing gas meter. Further Double radiator. Turn flight of stairs to first floor. Double glazed window to side.

CLOAKROOM

Comprises top flush W.C. Wall hung wash hand basin with side mounted mixer tap. Chrome heated towel rail. Tiled walls. Tiled floor. Ceiling mounted extractor. Spotlights to ceiling controlled by sensor.

BEDROOM ONE

Coving to ceiling. Fitted wardrobes in white with bridging unit to match. Double glazed bay fronted window to front with curved radiator to fit bay. Wall mounted T.V. point. Double doors leading through to

EN-SUITE SHOWER ROOM

Fitted with shower cubicle with glazed sliding door. Wall mounted controls with hand held shower attachment and fixed over head rainfall attachment. Large sink set within vanity unit with storage cupboard below and mixer tap. Shaver point. Chrome heated towel rail. Tiled walls. Tiled floor. Spotlights and extractor to ceiling.

BEDROOM

Coving to ceiling. Double glazed bay fronted window to front with curved radiator to fit bay.



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LOUNGE / KITCHEN / DINER

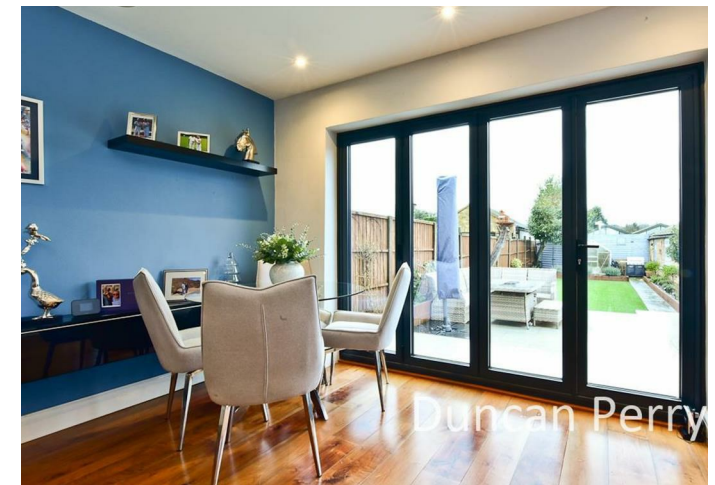
Continuation of flooring from hallway. Spotlights to ceiling with speakers set within ceiling. Electric mid height fireplace. Alcove with concealed storage. Wall mounted T.V. point. Double glazed bi-folding doors to rear. Double panel radiator. Upright column radiator in anthracite. Open aspect extending round through to kitchen area.

Kitchen area

Breakfast bar with wood block work surface with storage cupboards below and seating for two. Pull out divider. Pop up socket with wireless phone charger. Double radiator. Double glazed patio door to rear with window to side. Kitchen itself comprises of wall, drawer and base units in black with granite working surfaces above with matching upstands. Glazed splashbacks. NEFF integrated oven. Caple Integrated microwave. Caple ceramic hob with a stainless steel and glazed extractor above. Integrated NEFF dishwasher. Space for American style fridge freezer. Large recessed stainless steel sink with mixer tap and tiled floors. Ideal combination boiler concealed within kitchen cupboard. Cupboard beneath breakfast bar houses consumer unit and electricity meter. Spotlights to ceiling. Double glazed window to side

APPROACH TO FIRST FLOOR

Wall light. Velux window to side.





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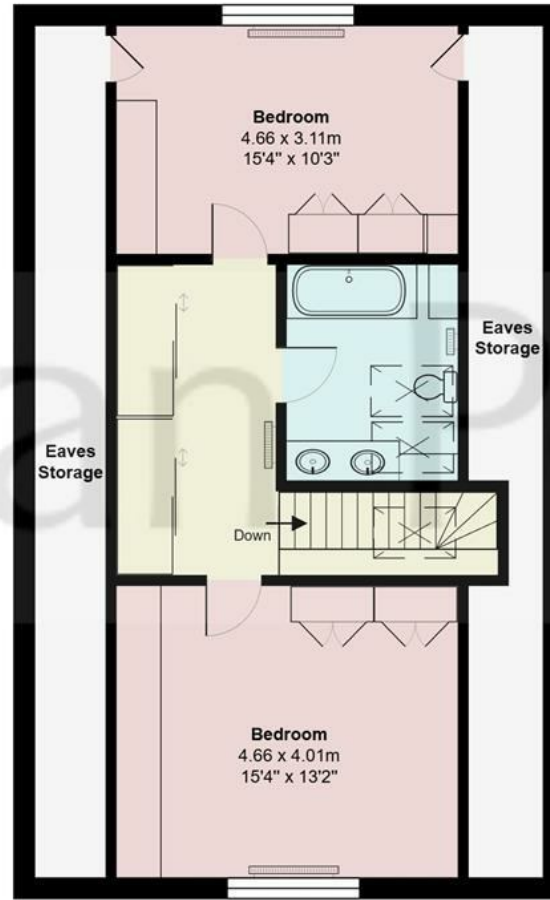
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Ground Floor
Area: 84.7 m² ... 911 ft²



First Floor
Area: 54.9 m² ... 591 ft²



Not shown in actual location

Beech Avenue, Enfield EN2

Total Area: 139.6 m² ... 1503 ft² (excluding garage / workshop, eaves storage)

All measurements are approximate and for display purposes only

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FIRST FLOOR LANDING

Two further skylights. Access to loft. Double radiator. Full length section of fitted wardrobes with sliding doors. Concealed within one of them is space for washing machine. Remainder of storage is comprised of shelving and hanging section. Airing cupboard section with independent radiator.

BEDROOM

Double radiator. Fitted wardrobes in black with wood detailing. Eaves storage. Double glazed windows to front.

BEDROOM

Double radiator. Laminate flooring. Eaves access. Fitted wardrobes in light wood. Double glazed windows to rear.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 81-95 A	Very energy efficient - lower running costs 92-95 A	Very environmentally friendly - lower CO ₂ emissions 1-10 A	Very environmentally friendly - lower CO ₂ emissions 1-10 A
Energy efficient - lower running costs 75-80 B	Energy efficient - lower running costs 82-85 B	Environmentally friendly - lower CO ₂ emissions 11-20 B	Environmentally friendly - lower CO ₂ emissions 11-20 B
Decent energy efficiency - lower running costs 69-74 C	Decent energy efficiency - lower running costs 76-81 C	Reasonably good - lower CO ₂ emissions 21-30 C	Reasonably good - lower CO ₂ emissions 21-30 C
Some energy efficiency - lower running costs 63-68 D	Some energy efficiency - lower running costs 69-74 D	Good - lower CO ₂ emissions 31-40 D	Good - lower CO ₂ emissions 31-40 D
Not very energy efficient - higher running costs 57-62 E	Not very energy efficient - higher running costs 63-68 E	Fair - lower CO ₂ emissions 41-50 E	Fair - lower CO ₂ emissions 41-50 E
Energy inefficient - higher running costs 51-56 F	Energy inefficient - higher running costs 57-62 F	Not very good - lower CO ₂ emissions 51-60 F	Not very good - lower CO ₂ emissions 51-60 F
Very energy inefficient - highest running costs 45-50 G	Very energy inefficient - highest running costs 51-56 G	Poor - lower CO ₂ emissions 61-70 G	Poor - lower CO ₂ emissions 61-70 G
Not energy efficient - higher running costs 39-44 H	Not energy efficient - higher running costs 45-50 H	Very poor - lower CO ₂ emissions 71-80 H	Very poor - lower CO ₂ emissions 71-80 H
Very energy inefficient - highest running costs 33-38 I	Very energy inefficient - highest running costs 39-44 I	Extremely poor - lower CO ₂ emissions 81-90 I	Extremely poor - lower CO ₂ emissions 81-90 I
Not energy efficient - higher running costs 27-32 J	Not energy efficient - higher running costs 33-38 J	Extremely poor - lower CO ₂ emissions 91-100 J	Extremely poor - lower CO ₂ emissions 91-100 J

Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC

BATHROOM

Fitted with white suite comprising large bath with side mounted taps. Wall mounted electric shower. Pivoting glazed shower screen. Double sinks set within vanity unit with marbled effect working surface above with storage cupboards below. Both sinks have single taps. Concealed cistern W.C. with integrated flush. White heated towel rail. Further storage options. Shaver point. Double Velux style window to side. Spotlights to ceiling. Ceiling mounted extractor. Tiled walls. Tiled floor.

REAR GARDEN

70' x 34' (21.34m x 10.36m)

Access via bi-folding doors in lounge / diner or from kitchen. Lead out onto a large paved stepped terrace with LED lighting. Outside lights. Outside tap. Main section of garden features good sized synthetic lawn with borders retained by sleepers. To rear of property is a aluminium greenhouse and metal shed. Courtesy door to garage as well as an up and over door to front. Two outside taps.



GARAGE

Larger than average tandem garage. Power and lighting. Two double glazed windows facing on to garden. Sink with drainer. Up and over door to front.

FRONT OF PROPERTY

Large driveway providing parking for several vehicles. This extends round to side of property where there's a large barn style door providing access to garden and continues through to the garage set within in the rear of property. Two mixed borders. Step up to front door with open canopy above.

Tenure - Freehold. Council tax band F - Enfield Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



