



Linden Avenue, EN1 4DR
Enfield





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Kings Group – Enfield Town are delighted to present this beautifully presented 1930's terraced family home, offered to the market chain free.

The property features a spacious reception room, a modern fitted kitchen/diner, and a bright conservatory to the ground floor, providing excellent living and entertaining space. Upstairs, you'll find three generously sized bedrooms and the family bathroom.

Externally, the home boasts a well maintained rear garden leading to an impressive 32ft garage with space for multiple vehicles. The garage offers fantastic potential for conversion into an annexe, home office, workshop, or gym, subject to the usual permissions. Additional benefits include off-street parking and a welcoming family appeal throughout.

Ideally located, the property offers excellent access to the A10, M25, and A405, providing convenient connections to surrounding areas. It is also within close proximity to local bus routes, with Turkey Street Station less than a mile away, offering direct access into the City. Families will appreciate being within the catchment area of highly regarded schools, including Worcesters Primary School and Carterhatch Infant and Junior Schools. The home is just a short drive to Enfield Retail Parks and Enfield Town Centre, with nearby amenities such as the David Lloyd Leisure Centre. Nature lovers will enjoy being within walking distance of Forty Hall Estate, boasting beautiful green open spaces.

This property truly makes for an ideal family home combining style, space, and convenience in a sought after Enfield location.

£525,000



- Chain Free
- An Impressive Approximate 32ft Garage with Space For Multiple Vehicles and Potential to Convert into an Annexe(STPP)
- Modern Fitted Kitchen/Diner
- Conservatory
- Within Catchment Area of Highly Regarded Schools Including Worcesters Primary School and Carterhatch Infant and Junior Schools
- A Beautifully Presented 1930's Terrace House
- Off Street Parking
- Spacious Reception Room
- A Well Maintained Rear Garden
- Excellent Access to the A10, M25, and A405, Providing Convenient Connections to Surrounding Areas.





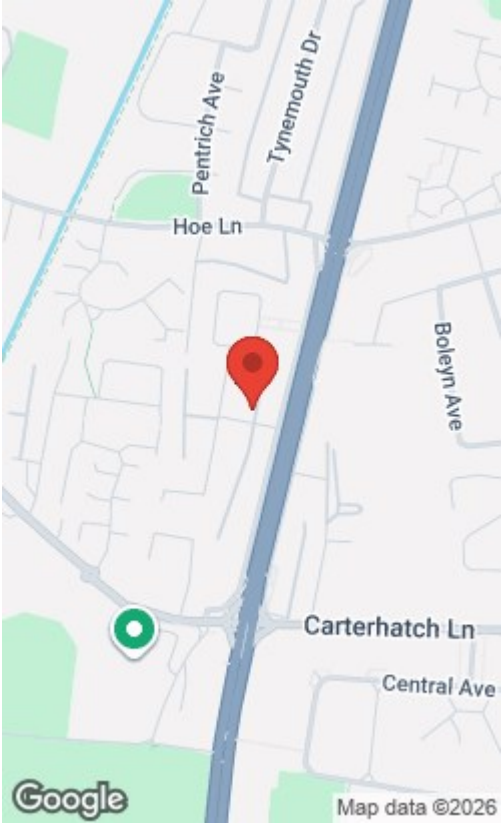
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate Gross Internal Floor Area : 86.60 sq m / 932.15 sq ft
(Excluding Garage)

Garage Area : 56.70 sq m / 610.31 sq ft

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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