



## **Glenville Avenue, Enfield**

Available

£600,000 (Freehold)







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**A beautifully proportioned three-bedroom family home in the heart of Enfield, offering versatile living spaces, a generous garden, and excellent access to local schools, transport, and amenities.**

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Located on a popular residential road in Enfield, this well-proportioned three-bedroom family home offers 1,123 sq ft of internal accommodation arranged over two floors, along with a garage, generous rear garden and off-street parking, the property also offers potential to extend, subject to the necessary planning permissions, with neighbouring properties having successfully obtained council approval for similar works.

The ground floor provides a practical and well-balanced layout, beginning with an entrance hallway offering storage and access to a ground floor WC. The reception room features a bay window and opens through to a spacious lounge area, creating a flexible living and dining space. To the rear, the kitchen is fitted with eye and base level units and benefits from direct access to the garden, along with access to a separate utility room.

Upstairs, the first floor comprises three bedrooms and a family bathroom. The main bedroom is positioned to the front and benefits from built-in storage, while the remaining bedrooms are well sized and suitable for family use, home working or guest accommodation.

Externally, the rear garden offers a combination of patio and lawn with side access, providing a usable outdoor space. To the front, the property benefits from driveway parking for multiple vehicles, an EV charging point and access to the garage.

Perfectly positioned for family living, this home is within walking distance of excellent local schools including St George's Primary and Chace Community School, and a range of further reputable education options. Commuters will appreciate nearby Gordon Hill station with regular services into central London, and excellent road links to the M25/A10. Local amenities include a variety of shops, cafés and services in Enfield Town and at Palace Gardens Shopping Centre, with beautiful open green spaces such as Hilly Fields Park, Forty Hall Country Park

Local Authority: London Borough of Enfield  
Council Tax: D

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## Front

Ev charging point, space for multiple cars

## Hallway

Coving to ceiling, frosted glass facing front, understairs storage cupboard housing electric meter, double radiator, laminate wood flooring

## Lounge

Spotlights to ceiling, uPVC double glazed bay window to front aspect, double radiators, through lounge, laminate wood flooring

## Kitchen

uPVC double glazed window to rear aspect, eye and base level units, steel sink, space for fridge freezer, space for gas cooker, space for washing machine, space for dishwasher, door to garden, door to utility room, tiled flooring

## Utility Room

Double glazed window to rear, wall and base units, plumbed for washing machine, combi boiler, radiator

## WC

Wall mounted wash basin, low level WC, radiator, extractor fan, tiled flooring

## First Floor Landing

Coving to ceiling, uPVC window to side aspect, loft hatch, carpet

## Bedroom 1

uPVC double glazed window to front aspect, built in wardrobes, radiator, carpet

## Bedroom 2

Spotlights to ceiling, uPVC double glazed window to rear aspect, radiator, carpet







BAKER  
CHASE



### Bedroom 3

Spotlight to ceiling, uPVC double glazed window to front aspect, radiator, carpet

### Bathroom

Spotlights to ceiling, uPVC double glazed window to rear aspect, tiled walls, panelled bath with mixer tap, low level WC, extractor fan, tiled flooring

### Garden

Stone paved patio, laid to lawn, side gate

### Garage

### Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.













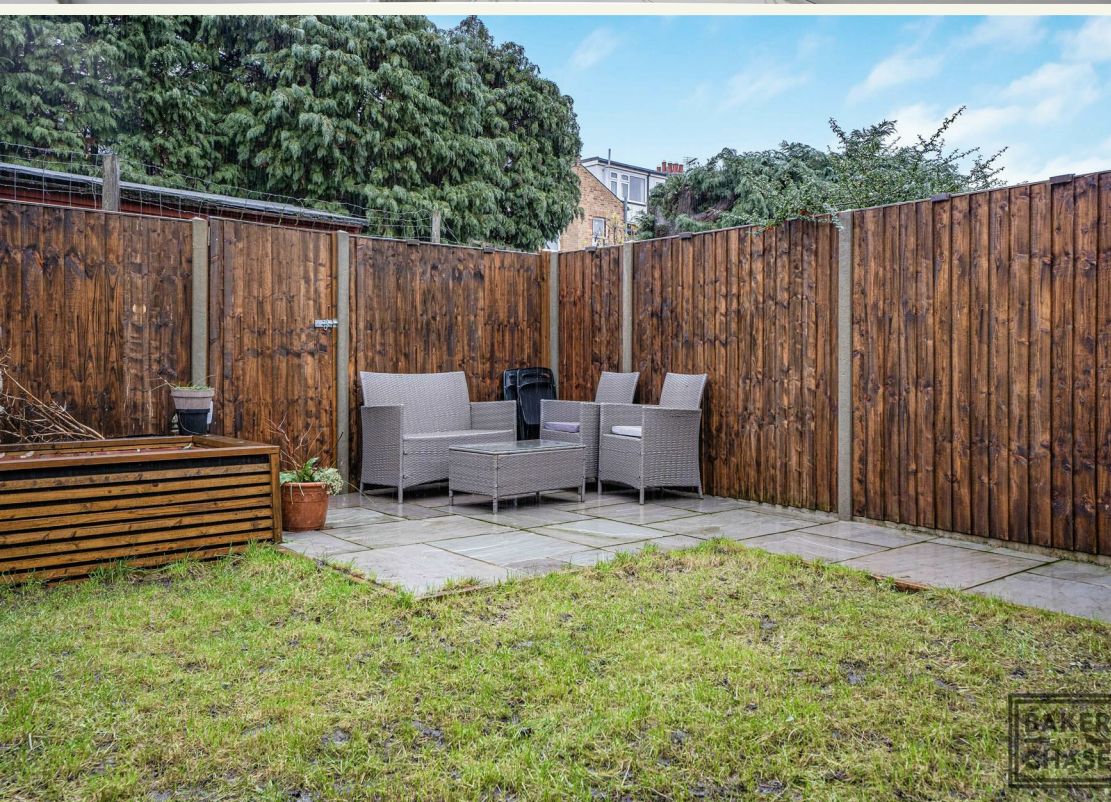


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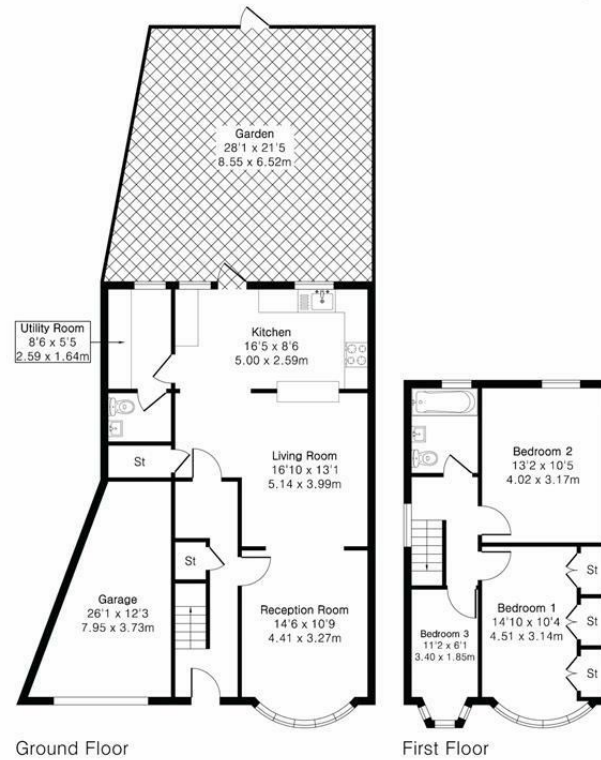


**Approximate Gross Internal Area 1123 sq ft - 105 sq m  
(Excluding Garage)**

Ground Floor Area 673 sq ft – 63 sq m

First Floor Area 450 sq ft – 42 sq m

Garage Area 162 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D