

Holtwhite Avenue, Enfield, EN2 0RS

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welcome to

Holtwhite Avenue, Enfield

Spacious three bedroom Victorian family house, situated in this popular residential cul-de-sac, just minutes from shops, schools (Wren & One Degree Academies, Highlands and more), parks, pubs restaurants, Holtwhites Bakery, Enfield Chase and Gordon Hill Rail Station (Moorgate Line) and within a level walk of Enfield Town with its multiple shopping centre and transport facilities.

The property requires modernised and is offered chain free with many pleasing features.













Entrance Hall
Wood floor, double radiator, picture rail, coving to ceiling.

Through Lounge
26' bay x 11' 11" (7.92m bay x 3.63m)
Fitted carpet, three double radiator, picture rail, coving to ceiling.

Kitchen / Diner
21' 5" x 9' 10" (6.53m x 3.00m)
Comprising base and wall cupboards, single bowl stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer and fridge freezer, integrated double oven and grill, gas hob with tiled splash back and extractor fan over, ceramic tiled floor, casement door to garden, double radiator, spotlights to ceiling.

First Floor

Landing
Fitted carpet, picture rail, linen cupboard, access to loft.

Bedroom One
15' 9" max x 14' 3" into bay (4.80m max x 4.34m into bay)
Fitted carpet, double radiator, two double built in wardrobe cupboards.

Bedroom Two
11' 7" x 9' 10" (3.53m x 3.00m)
Fitted carpet, double radiator, coving to ceiling, westerly views to rear garden and cricket field beyond.

Bedroom Three
11' 5" x 9' 10" max (3.48m x 3.00m max)
Fitted carpet, double radiator, range of built in wardrobe cupboards, westerly views to rear garden and cricket field beyond.

Bathroom
Comprising panelled bath with shower over, glass shower screen, vanity basin with mixer taps, cupboard under, low flush W.C, heated towel rail, spotlights to ceiling, fully tiled walls and floor.

Outside

Front Garden
Paved with brick retaining wall.

Rear Garden
Approximately 85' of west facing garden with views over Holtwhites cricket field beyond and additional width to rear. Side pedestal access, raised beds to side, shed and glass house, mature tree to rear.







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Holtwhite Avenue, Enfield

- Three Double Bedrooms
- 21' Kitchen / Diner
- Close To Wren Academy & Highlands Schools
- Large West Facing Rear Garden
- Chain Free

Tenure: Freehold EPC Rating: E

OIEO £500,000



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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
ENF105935 - 0006

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