



Offers in excess of £550,000

TENURE : FREEHOLD

Carnarvon Avenue, Enfield EN1

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Willow Estate location

Off-street parking

Versatile outbuilding

Side access

Loft room

Close to schools

Gracechurch Property Services
13 Empire Parade, Edmonton, London, N18 1AA
info@gracechurch-property.co.uk | 02034180580
Website: <http://gracechurch-property.co.uk> &
<http://gracechurch-unique.co.uk>



Tucked away on the ever-popular Willow Estate, this well-presented three-bedroom end-of-terrace home offers space and versatility in a quietly sought-after location.

The welcome begins in a warm, well-proportioned hallway, leading to the front, the reception room where a generous bay window floods the space with natural light, creating a bright, comfortable living area that feels both airy and cosy.

The heart of the home, however, is the kitchen-diner. An impressive space, fitted with warm-toned cabinetry, granite-effect worktops, and a stainless-steel range cooker. Recessed ceiling lights and a practical dining area make this a kitchen a family hub, perfect for entertaining and family meals. French doors lead to the garden, connecting indoor and outdoor living with ease.

A discreet ground-floor WC adds a practical touch, rarely found in this type of home.

Upstairs, three bedrooms offer flexible accommodation for families at different stages. The principal bedroom is a calm, light-filled retreat, with its bay window and fitted wardrobes delivering a sense of order and space. The second bedroom is a comfortable double, while the third would suit a nursery or home office. The first-floor bathroom completes the first-floor with a bath, overhead shower, and a clean monochrome tiled finish.

Above, the converted loft room is a versatile feature. Flooded with light from twin Velux windows, offering a perfect space for a home office, creative studio, teenage retreat, or additional sleeping space.

Outside, the rear garden is well tended and thoughtfully laid out, with a paved entertaining terrace, a tidy lawn, a timber shed, and a substantial outbuilding, complete with lighting and power, that opens up a range of possibilities: workshop, studio, gym, bar or garden room. Side access adds practicality, and off-street parking to the front via a shared driveway means one less thing to think about on a rainy school morning.

Enfield Town Station is just 0.7 miles away, offering London Overground services towards Liverpool Street, while the town centre's shopping, cafés, and everyday amenities are within comfortable walking distance at 0.6 miles. Forty Hall Country Estate provides an open-air escape close to home, and the school catchment is impressive, with St Andrew's CofE, Chace Community, George Spicer, St George's Catholic, and Enfield Grammar all within a mile.

Finer Details...

Vendor's position: Actively looking, but can be offered chain-free

Tenure: Freehold

Parking Arrangements: Off-street parking

Council Tax Band: E (£2,644 p/yr)

Local Authority: Enfield

Utilities

Water: Mains water connected to the property.

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property.

Heating: Mains gas central heating

Windows: Double glazing

Mobile coverage: 4G & 5G available (Ofcom)

Broadband (estimated download speeds): Ultrafast 1000 Mbps (Ofcom)

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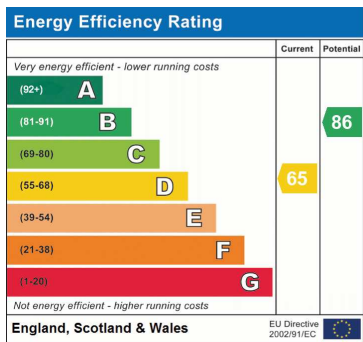
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