



7 Beech Avenue, Enfield, Middlesex, EN2 9DB
£645,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated walking distance from Crews Hill railway station this good sized 1,023 square ft two bedroom detached bungalow features lounge and kitchen / breakfast room. 77' x 33' rear garden. Parking to front. Property offered chain free.



- TWO BEDROOM DETACHED BUNGALOW
- SITUATED WALKING DISTANCE FROM CREWS HILL STATION
- SEPARATE LOUNGE
- KITCHEN / BREAKFAST ROOM
- 77' X 33' REAR GARDEN
- PARKING TO FRONT
- OFFERED CHAIN FREE!
- VIEWINGS VIA APPOINTMENT ONLY
- TENURE - FREEHOLD
- COUNCIL TAX BAND F - ENFIELD COUNCIL



Covered entrance porch. Part frosted double glazed front door opens into

ENTRANCE HALL

Single radiator. Built in cupboard. Access to loft.

LOUNGE

Two double radiators. Feature fireplace with coal effect gas living flame fire. TV aerial point. Two feature arch windows to side with part stained glass and leaded light. Double glazed patio doors to rear. Double glazed window to side.

KITCHEN / BREAKFAST ROOM

Range of wall and base units featuring cupboards and drawers. Wood effect working surfaces with inset single drainer sink and mixer tap. Double glazed window and casement door to rear. Double glazed frosted window to side and double glazed clear window to side. Space for fridge / freezer. Space for washing machine. Space for dishwasher. Ceramic electric hob and Zanussi electric oven and grill below with extractor hood above. Laminate wood effect flooring. Two double radiators. Concealed Ideal gas central heating boiler.

BEDROOM ONE

Double glazed bay window to front. Fitted wardrobes comprising four double width with hanging rails and shelving. Single radiator. TV aerial point.

BEDROOM TWO

Double glazed bay window to front. Range of fitted wardrobes comprising four double width with hanging rails and shelving. Single radiator. Wall light points.



BATHROOM

White suite comprising bath with shower mix and grab handles. Wall mounted wash basin. Low flush W.C. Tiled walls. Extractor fan. Double radiator. Frosted double glazed window to rear.

EXTERIOR REAR

77' x 33' (23.47m x 10.06m)

Starting from rear of property with full width patio leading to good sized lawned area with various mature shrubs and hedging. Well-secluded.

BRICK BUILT GARAGE

Window to rear. Barn doors to front. Access to front via concrete shared driveway. External water point.

FRONT OF PROPERTY

Predominately block paved for parking.

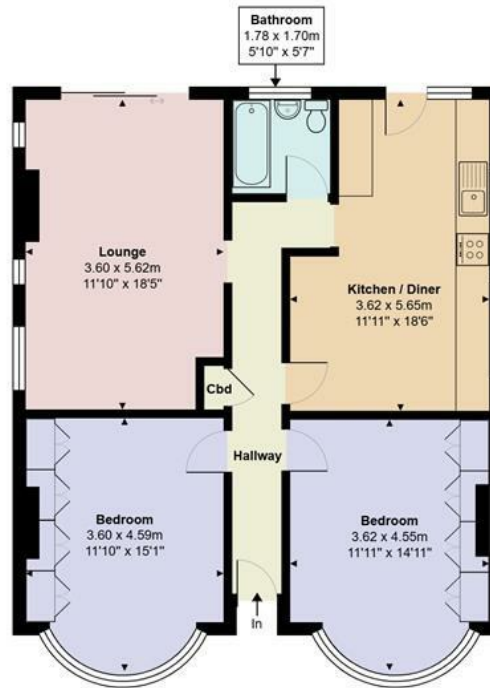
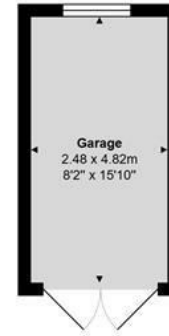
Tenure - Freehold. Council tax band F - Enfield Council.

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.







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Total Area: 95.0 m² ... 1023 ft²

Garden: 23.5m x 10.05m

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
201-255		201-255	
B		B	
151-200		151-200	
C		C	
91-150		91-150	
D		D	
61-90		61-90	
E		E	
31-60		31-60	
F		F	
1-30		1-30	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

