



Glenville Avenue, Enfield

Available

£600,000 (Freehold)





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.

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

Front

Off street parking 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.





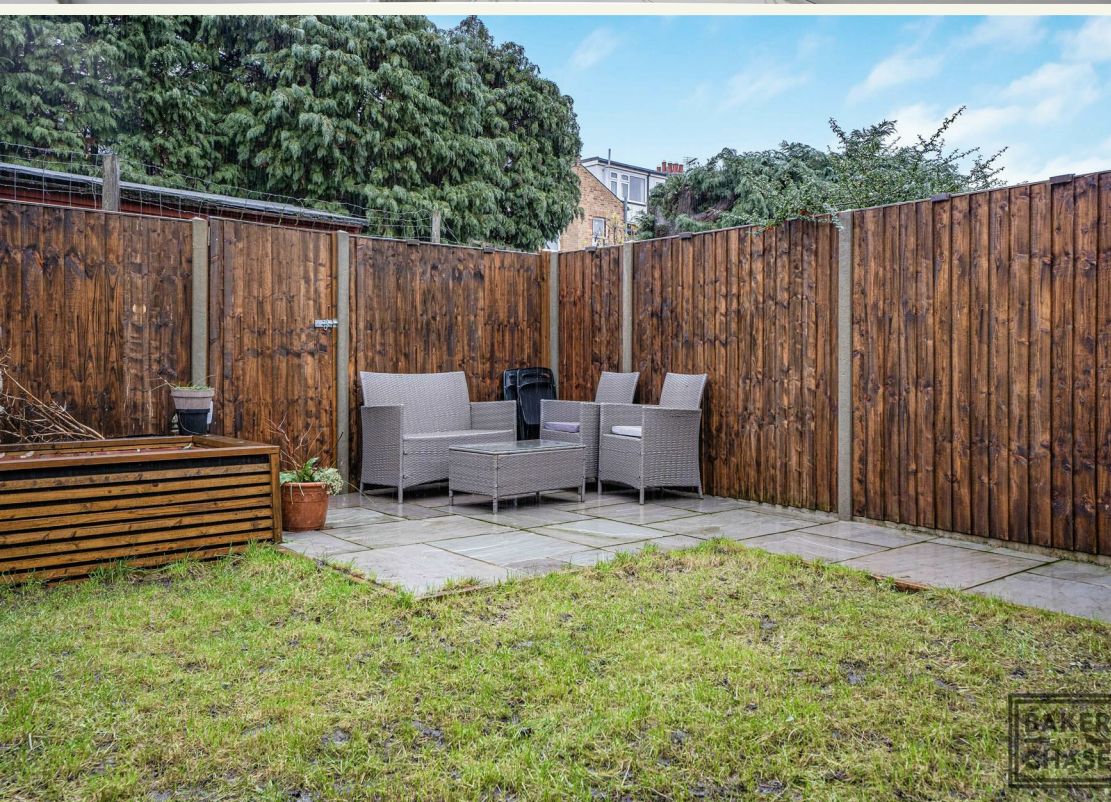




Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



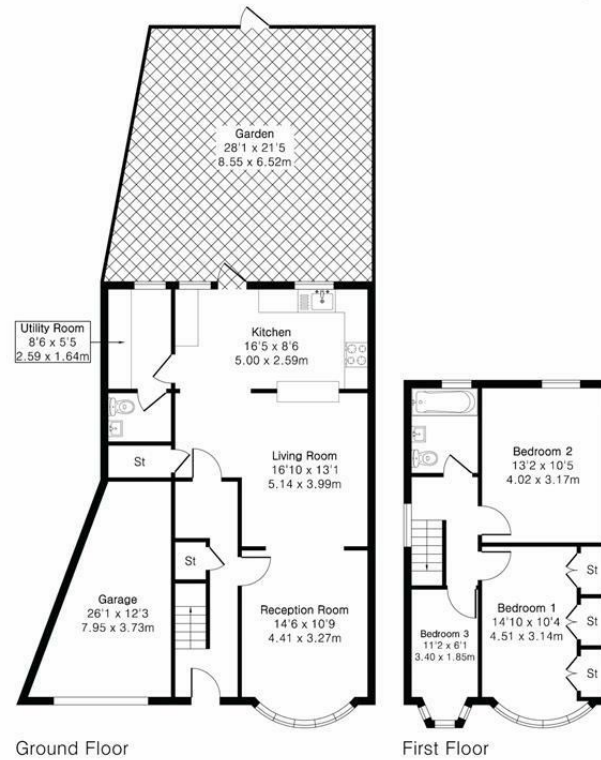


**Approximate Gross Internal Area 1123 sq ft - 105 sq m
(Excluding Garage)**

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