

Florence Avenue, Enfield, EN2 8DE

barnfields

welcome to

Florence Avenue, Enfield

Beautifully presented and extended four double bedroom Edwardian character house, situated in this quiet residential cul-de-sac, just minutes from Enfield Chase Rail Station (Moorgate Line), shops, pubs, restaurants, Enfield Town with its multiple shopping centre, greenbelt countryside and within easy access of good and excellent schools.

The property has been modernised and extended by the current vendors to an exceptionally high standard and has many pleasing features.







Dual Aspect Entrance Hall
Tile effect floor, picture rail, column radiator, sunken mat, leaded window to side, understairs storage/meter cupboard, coving to ceiling, stairs to first floor.

Lounge
14' 6" max x 13' 10" max (4.42m max x 4.22m max)
Fitted carpet, picture rail, coving to ceiling, ceiling rose, column radiator.

Kitchen/Dining Breakfast Room
24' 9" max x 19' 5" narrowing to 14' 4" (7.54m max x 5.92m narrowing to 4.37m)
Dual aspect. Beautifully extended and fitted in a range of white and blue base, wall and island units, with marble worktops, single bowl stainless steel sink, integrated double oven and grill, dishwasher, hob with extractor fan over, wine cooler, two larder cupboards, space for fridge-freezer, wood effect floor, skylights to vaulted ceiling, two sets of bi-folding double glazed doors to patio, underfloor heating, breakfast bar, door to utility room.

Utility WC
7' 1" x 5' 2" (2.16m x 1.57m)
Single bowl sink inset to worksurface with cupboards under, plumbing for washing machine and space for tumble dryer, low flush WC, ceramic tiled floor, extractor fan.

First Floor

Spacious Landing
Fitted carpet, leaded window to side, picture rail, cupboard housing hot water tank (Megaflo).

Bedroom One
14' 5" x 14' (4.39m x 4.27m)
Solid wood floor, column radiator, picture rail, coving to ceiling, fully range of built-in wardrobe cupboards.

Bedroom Two
14' x 10' 4" (4.27m x 3.15m)
Stripped wood floor, column radiator, picture rail, coving to ceiling.

Bedroom Three
12' 1" x 11' (3.68m x 3.35m)
Stripped wood floor, column radiator, picture rail, coving to ceiling.

Family Bathroom
Beautifully appointed in a modern white suite, comprising a low flush WC with concealed cistern, vanity basin with mixer tap and cupboard under, underfloor heating, extractor fan, part tiled walls, ceramic tiled floor, heated towel rail, sunken spotlights to ceiling.

Second Floor

Master Suite
Comprising:-

Dual Aspect Master Bedroom
17' 10" max x 14' max (5.44m max x 4.27m max)
Fitted carpet, column radiator, eaves storage cupboard, sunken spotlights to ceiling, door to en-suite.

En-Suite
Beautifully appointed in a modern suite, comprising low flush WC with concealed cistern, vanity basin with mixer tap over, fully tiled walls and shower area, eaves storage cupboard housing gas central heating boiler, extractor fan, sunken spotlights to ceiling, heated towel rail, underfloor heating.

Outside

Front Garden
Paved providing off-street parking for two vehicles, side pedestrian access.

Rear Garden
West facing, paved patio, laid to raised lawn, timber summerhouse, flower beds to side, tap and lights, side pedestrian access.







view this property online barnfields.co.uk/Property/ENF105497













welcome to

Florence Avenue, Enfield

- Four Double Bedrooms
- En-Suite To Master Bedroom
- West Facing Rear Garden
- 24' Kitchen / Dining / Breakfast Room
- Off-Street Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: F

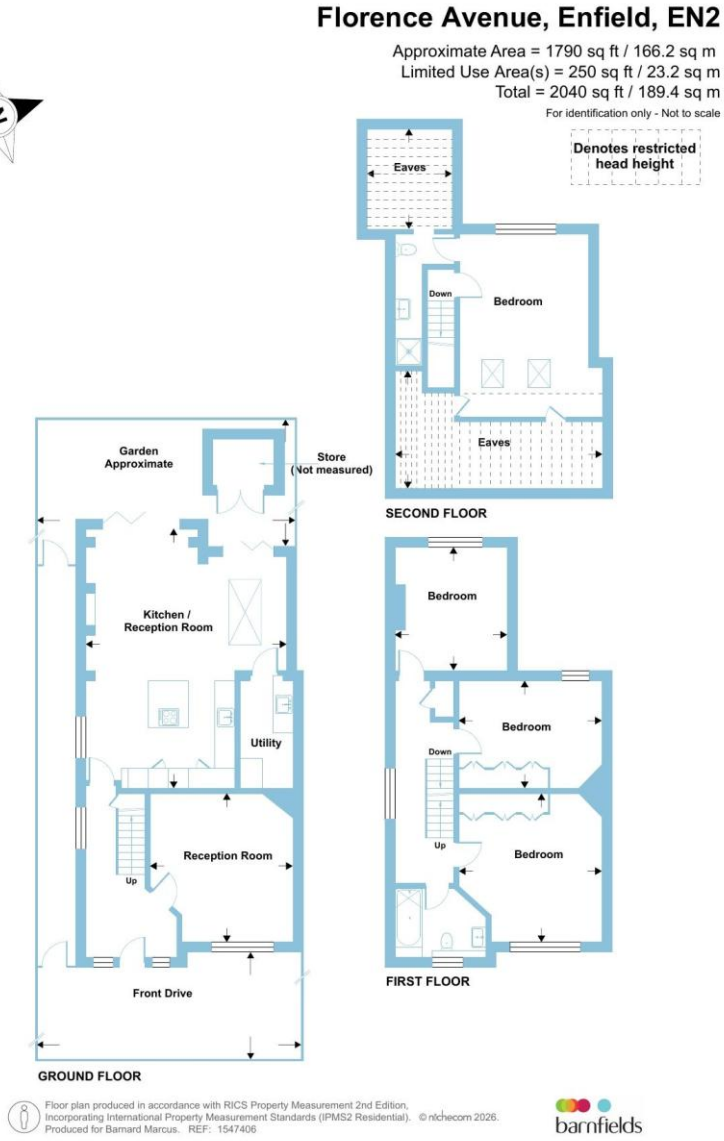
£880,000



Please note the marker reflects the postcode not the actual property



check out more properties at barnfields.co.uk



The Property Ombudsman

Property Ref:
ENF105497 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

020 8363 3394

info@barnfields.com

1a Windmill Hill, Enfield, Middlesex, EN2 6SE

barnfields.co.uk

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.