



Faversham Avenue, Enfield

Available

£650,000 (Freehold)





Welcome to Faversham Avenue, Enfield. This delightful semi-detached house boasts two receptions rooms, and three bedrooms, with a spacious rear garden and a garage.

Offering spacious accommodation, a large rear garden and useful off-street parking, this three-bedroom semi-detached home is ideally positioned for everyday family life.

This house on Faversham Avenue, Enfield, offers well-balanced family accommodation with two spacious reception rooms, a practical kitchen and three generously sized bedrooms. The property also benefits from a well-maintained bathroom and gas central heating.

To the rear, the approximately 70ft garden provides plenty of space for children, entertaining, gardening or relaxing outdoors. Off-street parking for two vehicles and a garage with shared driveway add further practicality.

The property is well placed for local amenities, with Sainsbury's, Euro Cafe and Harissa Bistro nearby, while Bush Hill Park and Grange Park provide attractive green spaces and opportunities for outdoor recreation. Families are well served by Raglan Infant School, The Raglan Junior School and Edmonton County School, with Enfield Grammar School and Enfield County School for Girls also within easy reach.

Transport links include Bush Hill Park Station, approximately 0.5 miles away, and Enfield Town Station, around 0.8 miles from the property.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Exterior

Double glazed sliding patio doors leading to storm porch with tiled flooring. White inner door leading to

Hallway

Fitted carpet, single radiator, picture rail, open cupboard housing fridge freezer, door to cupboard under stairs, housing gas and electric meters, consumer unit, light and storage. Stairs leading to first floor landing.

Front reception

Fitted carpet, double radiator, picture rail, double glazed bay window to front.

Reception Two

Fitted carpet, double radiator, picture rail, ornamental brick fireplace with ornate tiled hearth, double glazed bay windows and French doors leading to rear garden.

Kitchen

Slate tiled effect vinyl flooring, range of wooden wall and base units, laminate style wooden worktops, 1 and a half bowl sink with mixer tap, tiled splashbacks, Hisense dishwasher, Indesit tumble dryer, Zanussi washing machine, built in Candy gas hob, extractor hood over, built in Neff oven and grill, cupboard housing Worcester combi boiler, double glazed window to rear, frosted double glazed door to rear.

First floor landing

Fitted carpet, frosted double glazed window to side, picture rail, access to loft.

Bedroom One

Fitted carpet, single radiator, picture rail, double glazed bay window to front.

Bedroom Two

Fitted carpet, single radiator, picture rail, double glazed window to rear.

Bedroom Three

Fitted carpet, single radiator, double glazed window to rear.

Bathroom

Ceramic tiled flooring, double radiator, wall mirror, extractor fan, frosted double glazed window to side, frosted double glazed window to front, low flush wc, wall mounted wash hand basin with cupboard below, mirror fronted medicine cabinet above, panel enclosed bath with mixer tap, wall mounted shower, curved shower screen, partly tiled walls.

Rear garden

Patio, lawn area, raised patio to rear, side access gate, outside lighting, outside water tap.

Front garden

Block paved providing off street parking for 2 cars.







Garage

Garage with up and over door, shared driveway. Side access door.

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.

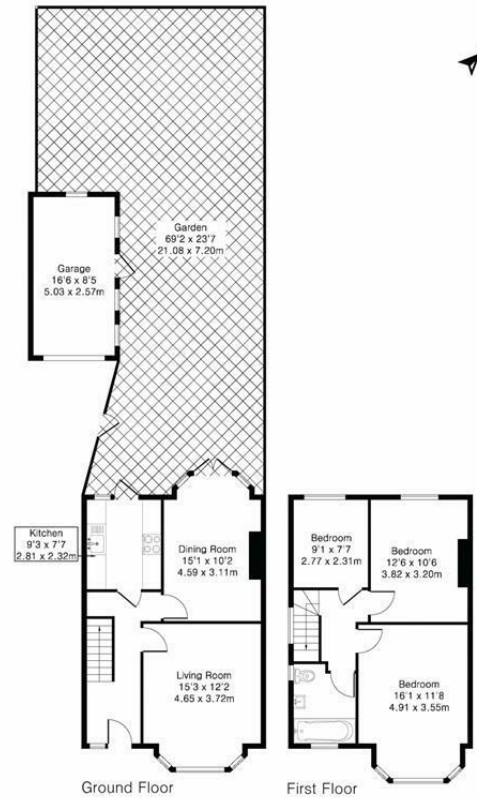
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 1116 sq ft 104 sq m
 Ground Floor Area 492 sq ft – 46 sq m
 First Floor Area 485 sq ft – 45 sq m
 Garage Area 139 sq ft – 13 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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: E

