



Oak Avenue, Enfield

Available

Offers in excess of £800,000 (Freehold)





Spacious four-bedroom detached house with two reception rooms, off-street parking and is being sold chain free.

Situated on Oak Avenue in Enfield, this detached four-bedroom home offers generous living space, excellent potential, and a fantastic opportunity to create a long-term family home in a highly sought-after location.

The property features two bright and versatile reception rooms, providing ample space for both everyday living and entertaining. The well-balanced layout creates a comfortable flow throughout the ground floor, while the four well-proportioned bedrooms offer flexibility for growing families, home working, or guest accommodation.

Having been well maintained over the years, the house would now benefit from some updating, giving buyers the chance to tailor the interiors to their own style and requirements. There is also scope for further extension or reconfiguration, subject to the necessary planning permissions.

Further benefits include off-street parking and a convenient position within the catchment area for Wren Academy, making it particularly appealing for families. The area is well served by local amenities, green spaces, and excellent transport links like Gordon Hill Railway Station, offering both convenience and connectivity.

Combining space, potential, and a desirable Enfield setting, this is an exciting opportunity to acquire a home that can easily adapt to modern family living.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: G

Front Garden

Part-paved area for off-street parking, rest laid to lawn, side gate leading to rear garden, door to garage.

Porch

Carpet, radiator, door to WC, door to inner hallway.

WC

Carpet, radiator, frosted double glazed window to front aspect, low level WC, pedestal wash hand basin.

Inner Hallway

Carpet, stairs to first floor landing, door to reception one, door to reception two, door to kitchen, radiator.

Reception One

uPVC double glazed window to front aspect, radiator, double doors to reception two.

Reception Two

Radiator, uPVC double glazed doors leading to rear garden.

Kitchen

uPVC double glazed window to rear aspect, eye and base level units, stainless steel sink with mixer tap, part tiled walls, further storage cupboard, wall mounted boiler, uPVC double glazed door leading to rear garden.

First Floor Landing

Carpet, radiator, loft access, uPVC double glazed window to side aspect, cupboard housing water cylinder, doors to all bedrooms, door to bathroom, door to WC.

Bedroom One

uPVC double glazed window to front aspect, radiator, carpet, fitted wardrobe.





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Bedroom Two

uPVC double glazed window to side aspect, radiator, carpet, fitted wardrobe.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, carpet, fitted wardrobe.

Bedroom Four

uPVC double glazed window to front aspect, radiator, carpet, door to storage area with lighting.

Bathroom

Carpet, frosted uPVC double glazed window to rear aspect, part-tiled walls, heated towel rail, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

WC

Frosted uPVC double glazed window to rear aspect, low level WC, carpet.

Rear Garden

Part-paved area, side gate leading to front garden, rest laid to lawn, mature shrubs.

Garage

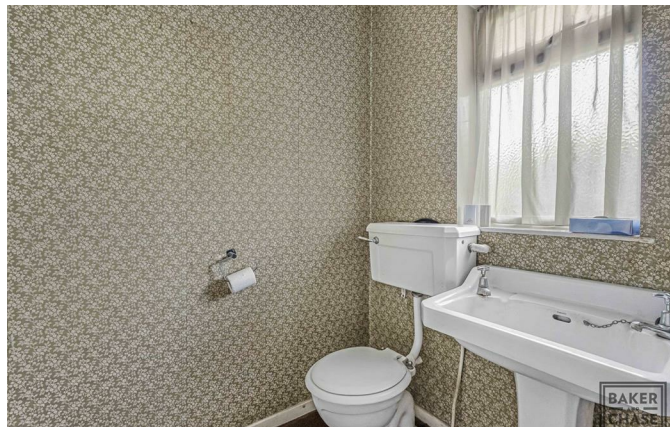
Power and lighting, wall mounted gas meter, wall mounted electric meter, wall mounted fuse box, water tap.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending





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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.

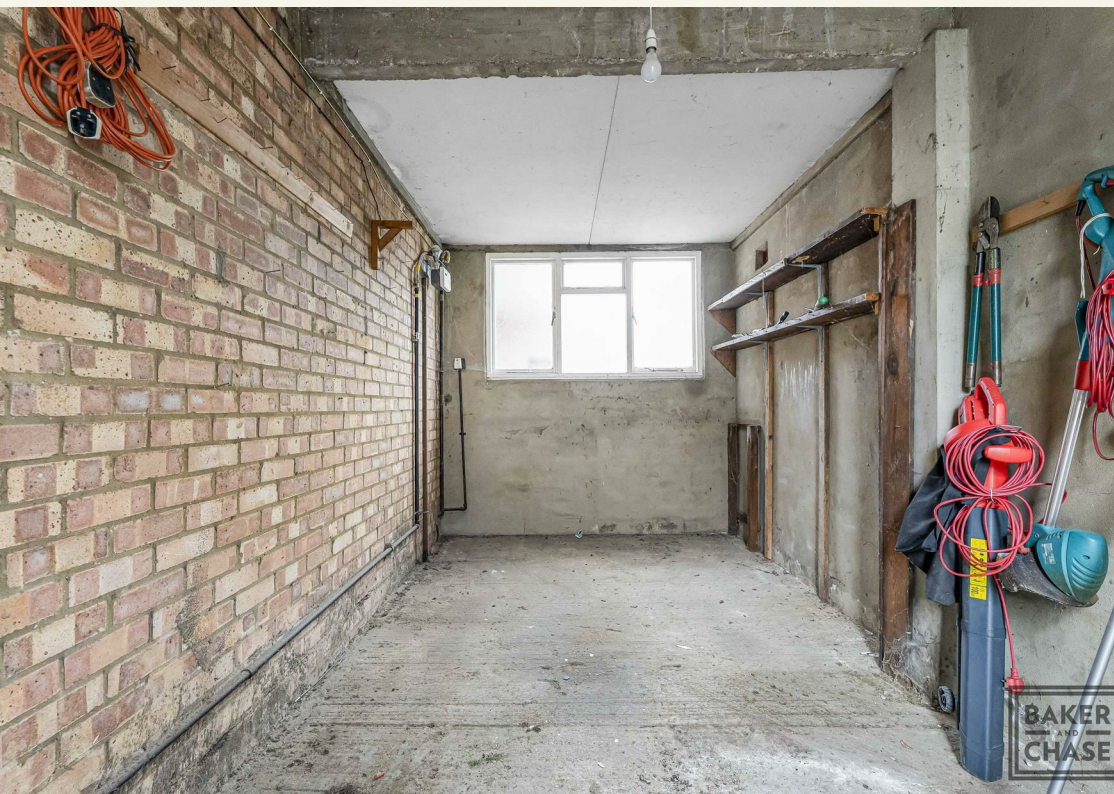
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.



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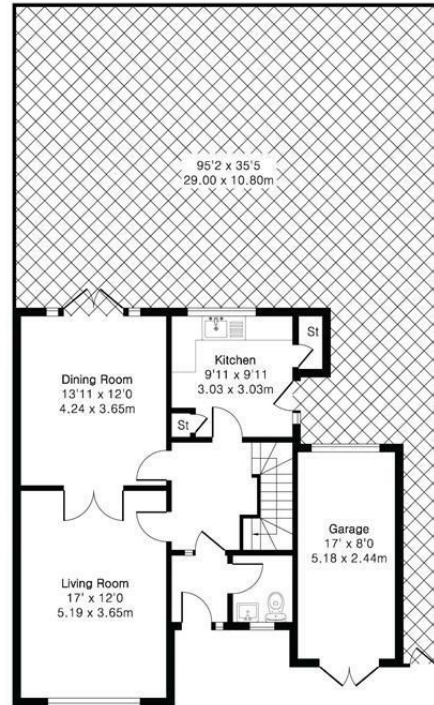


**Approximate Gross Internal Area 1417 sq ft - 132 sq m
(Excluding Garage)**

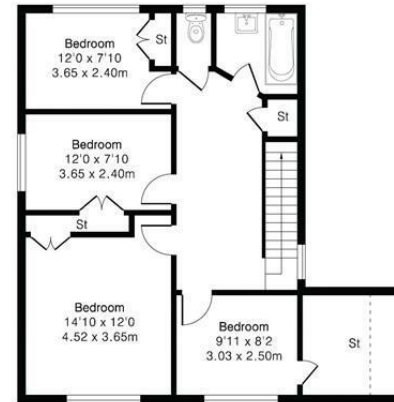
Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 770 sq ft – 72 sq m

Garage Area 136 sq ft – 13 sq m



Ground Floor



First Floor



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: G

