



Central Avenue, Enfield

Available

£575,000 (Freehold)





A spacious three-bedroom detached family home on Central Avenue, Enfield, offering versatile living space, excellent parking and scope for further development.

Found on Central Avenue in Enfield, this detached house, built in 1989, offers a wonderful opportunity for families seeking a spacious and versatile home. With three generously sized double bedrooms, the property is designed for modern living, with ample space to relax and entertain.

Upon entering, you are greeted by two inviting reception rooms, offering flexibility for a family lounge, dining area or entertaining space. The adjoining conservatory further enhances the living accommodation, allowing natural light to flood in while providing views of the garden.

The property also benefits from an integral garage, offering convenient storage or potential for conversion, subject to planning permission. Expansive off-street parking accommodates several vehicles, ideal for families or those who enjoy hosting guests.

With good access to the A10 and M25, the property offers convenient road connections to London and beyond. The surrounding area provides a range of amenities, including Mureli Coffee Shop, Neco Tantuni and Enfes Ocakbasi, with further cafes and restaurants along Hertford Road. Local shopping includes Enfield Pound Plus, Ayaz Food Centre and Co-op.

Families are well served by nearby schools including Suffolks Primary School, Carterhatch Infant and Junior Schools and Bishop Stopford's School. For outdoor recreation, Aldersbrook Avenue Recreation Ground and Albany Park provide green spaces close by.

With potential for further development, subject to the necessary planning permissions, this property presents an exciting opportunity to create your dream home in a sought-after location. Don't miss the chance to explore all that this delightful house has to offer.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Front Garden

Resin driveway for four cars, up and over door to garage, two side gates leading to rear garden.

Porch

Carpet, door leading to inner hallway.

Inner Hallway

Real wood flooring, radiator, stairs to first floor landing, understairs storage cupboard, door to garage, door to reception one, door to kitchen.

Reception One

Real wood flooring, coving to ceiling, radiator, double glazed window to front aspect, access to reception two.

Reception Two

Real wood flooring, two radiators, access to kitchen, doors leading to conservatory.

Conservatory

Tiled flooring, ceiling fan, double glazed doors leading to rear garden.

Kitchen

Tiled flooring, part-tiled walls, spotlights to ceiling, eye and base level units, sink with mixer tap, double glazed window to rear aspect, fitted electric oven, fitted gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated bin.

First Floor Landing

Loft access, real wood flooring, doors to all bedrooms, door to bathroom.

Bedroom One

Radiator, double glazed window to front aspect.

Bedroom Two

Carpet, radiator, double glazed window to front aspect.





Bedroom Three

Carpet, radiator, double glazed window to rear aspect.

Bathroom

Tiled flooring with underfloor heating, heated towel rail, spotlights to ceiling, frosted double glazed window to rear aspect, jacuzzi bath with mixer tap, mains fed shower, extractor fan, low level wc, wash hand basin with mixer tap.

Garage

Up and over door, power and lighting, wall mounted 'Vaillant' combination boiler, wall mounted fusebox, wall mounted gas and electric meters, plumbed for washing machine, plumbed for dryer.

Rear Garden

Part-paved area, rest laid to lawn, two side gates leading to rear garden, outside tap, metal shed.

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.



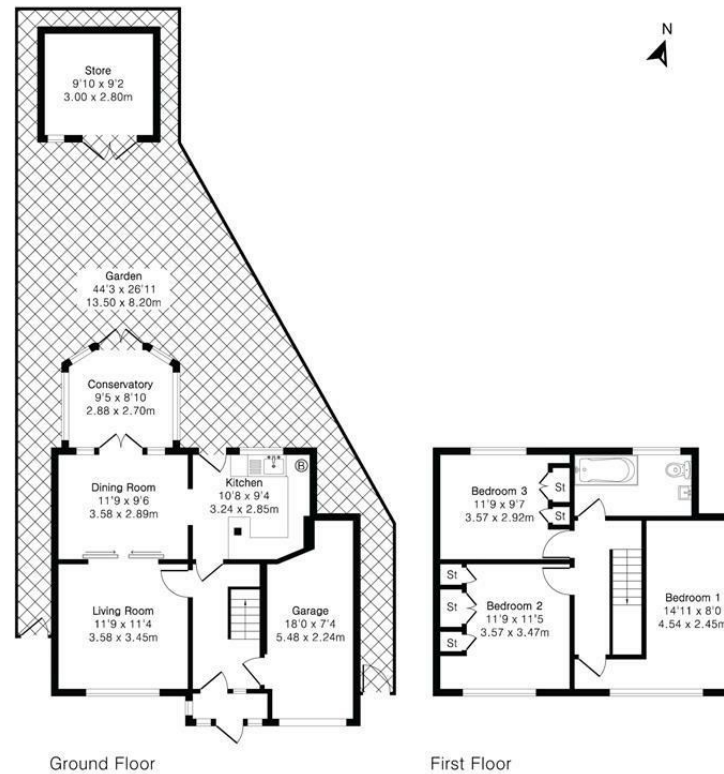


**Approximate Gross Internal Area 1214 sq ft - 113 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 670 sq ft – 62 sq m

First Floor Area 544 sq ft – 51 sq m

Outbuilding Area 90 sq ft – 8 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 C / Local Authority: London Borough of Enfield / Council Tax Band: E

