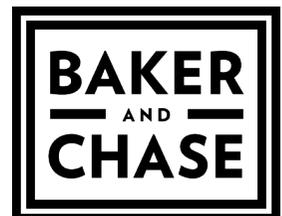




Glenville Avenue, Enfield

Available

£499,995 (Freehold)





Offered chain free, this three-bedroom end-of-terrace home presents an excellent opportunity for buyers seeking a property with scope to modernise in a well-connected Enfield location.

A three-bedroom end-of-terrace house situated in a residential area of Enfield, offered chain free, providing accommodation over two floors with scope for modernisation and improvement.

The ground floor comprises an inner hallway providing access to the lounge and kitchen. The kitchen includes eye and base level units, a stainless-steel sink, fitted oven and gas hob, space for appliances, and leads to a utility room housing the boiler, meters, and providing access to the rear garden. The lounge benefits from a rear-facing window and radiator.

On the first floor, three bedrooms are arranged off the landing, with built-in storage to bedrooms 2 and 3. The family bathroom features a panelled bath with shower attachment, wash hand basin, and a separate WC. Loft access is provided from the landing.

Externally, the south-facing rear garden combines lawn and paved areas with a storage shed and side gate access. The front garden is laid to lawn with a side gate.

The property is ideally situated approximately 0.4 miles from Gordon Hill railway station, providing regular services into central London. Further rail connections are available from Enfield Chase railway station and Enfield Town railway station, with a selection of local bus routes also serving the area.

The property falls within reach of several well-regarded schools including St Michael's CofE Primary School, Chase Side Primary School and St George's Catholic Primary School, along with secondary options such as Chace Community School, Wren Academy Enfield and Enfield County School for Girls.

Everyday shopping facilities are available locally, with a wider range of high street shops, supermarkets, cafés and restaurants in Enfield Town centre. Nearby green spaces include Hilly Fields Park and the historic Forty Hall Estate, offering extensive parkland and leisure opportunities.

Local Authority: London Borough of Enfield
Council Tax Band: D

Front Garden

Laid to lawn, gas meter box, side gate

Inner Hallway

Vinyl flooring, radiator, stairs to first floor landing, door to lounge, door to kitchen

Kitchen

Vinyl flooring, double glazed window to front aspect, radiator, 2x storage cupboards, part tiled walls, eye and base level units, double glazed window to side aspect, stainless steel sink with mixer tap, space for washing machine, space for fridge/freezer, fitted electric oven, fitted gas hob, door to utility room

Utility Room

Tiled flooring, wall mounted 'Worcester' boiler, wall mounted fusebox, wall mounted electric meter, frosted double glazed windows to side aspect, frosted double glazed door leading to rear garden

Lounge

Carpet, radiator, double glazed window to rear aspect

First Floor Landing

Loft access, double glazed window to front aspect, carpet, doors to all bedrooms, door to bathroom, door to WC, storage cupboard

Bedroom 1

Carpet, radiator, double glazed window to rear aspect

Bedroom 2

Double glazed window to rear aspect, radiator, carpet, fitted wardrobe

Bedroom 3

Double glazed window to front aspect, radiator, carpet, fitted cupboard





Bathroom

Frosted double glazed window to side aspect, radiator, part tiled walls, Lino flooring, paneled bath with mixer tap and shower attachment, wash hand basin

WC

Frosted double glazed window to side aspect, Lino flooring, low level WC

Rear Garden South Facing

Part paved area, part laid to lawn, side gate, storage shed

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 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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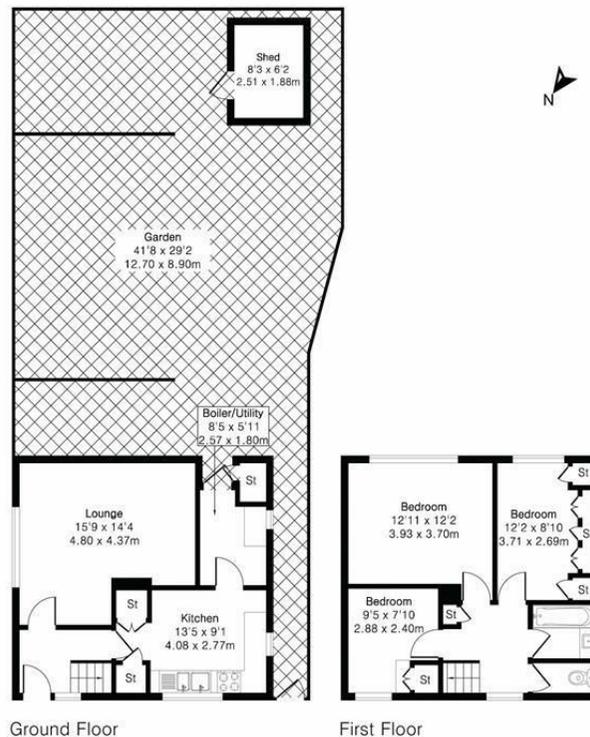


**Approximate Gross Internal Area 886 sq ft - 83 sq m
(Excluding Outbuilding)**

Ground Floor Area 438 sq ft – 41 sq m

First Floor Area 448 sq ft – 42 sq m

Outbuilding Area 51 sq ft – 5 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

