



Primrose Avenue, Enfield

Under Offer (SSTC)

£425,000 (Freehold)





Two-bedroom cottage style end of terrace house in a lovely location and surrounded by amenities.

Tucked away on Primrose Avenue, this lovely end-of-terrace home offers comfortable living in a fantastic location. With two good-sized bedrooms, a spacious through lounge, and a useful outbuilding, it's a property that will appeal to first-time buyers, small families and anyone looking for a home that's ready to enjoy.

The through lounge is a bright and welcoming space, ideal for relaxing at the end of the day or hosting friends and family. The layout flows well, making the most of the space on offer while creating a warm and homely atmosphere throughout. Outside, the outbuilding provides valuable extra space and could easily be used as a home office, hobby room, or simply somewhere to keep things neatly tucked away.

One of the standout features of this home is its location. Gordon Hill Station is less than a mile away, making commuting into Central London straightforward, while local shops, including Sainsbury's Local, are just around the corner for everyday essentials.

There are also several popular cafés and restaurants nearby like Primitive Steakhouse and Lancaster Cafe, giving you plenty of options to enjoy close to home. Offering character, practicality, and excellent local amenities, this is a home that's easy to move straight into and enjoy from day one.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: C

Front Garden

Porch

Tiled flooring, door to lounge.

Lounge

Solid wood flooring, uPVC double glazed sash window to front aspect, radiator, multi-fuel burner, storage cupboard housing gas meter and fuse box, understairs storage cupboard, stairs to first floor landing, door to bathroom, access to kitchen.

Kitchen

Tiled flooring, part tiled walls, eye and base level units, buller style sink with mixer tap, quartz worktops, integrated fridge/freezer, cupboard housing 'Vaillant' combination boiler, fitted electric oven, fitted gas hob with extractor over, integrated dishwasher, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden,

Bathroom

Wood flooring, part-tiled walls, uPVC double glazed window to rear aspect, low level WC, bath with mixer tap and shower attachment, wash hand basin with mixer tap, heated towel rail, storage cupboard, spotlights to ceiling.

First Floor Landing

Loft access, original floorboards, doors to both bedrooms.

Bedroom One

Original flooring, radiator, fitted wardrobes, uPVC double glazed sash window to front aspect, feature fireplace.

Bedroom Two

Original flooring, radiator, uPVC double glazed window to rear aspect, feature fireplace, fitted wardrobe.





Rear Garden

Paved patio area, raised flower bed, pebble stone area, door to outbuilding, power point.

Outbuilding

Solid wood flooring, spotlights to ceiling, air/heating conditioning, space for dryer, power points.

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.

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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 625 sq ft - 58 sq m
(Excluding Outbuilding)**

Ground Floor Area 379 sq ft - 35 sq m

First Floor Area 246 sq ft - 23 sq m

Outbuilding Area 84 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 D / Local Authority: London Borough of Enfield / Council Tax Band: C

