



Brigadier Avenue, Enfield

Under Offer (SSTC)

£575,000 (Freehold)





A charming two-bedroom mid-terrace home on sought-after Brigadier Avenue, offering spacious living, excellent transport links, and future potential.

Situated on the sought-after Brigadier Avenue in Enfield, this attractive mid-terrace home effortlessly combines character, practicality, and future potential. Offering two generously sized double bedrooms, it is perfectly suited to first-time buyers, young families, or professionals looking for a well-connected place to call home.

The property welcomes you with a bright and comfortable living room, leading through to a spacious extended kitchen and dining area. Designed with everyday living and entertaining in mind, this open-plan space creates a sociable setting for family gatherings, dinner parties, or simply relaxing at the end of the day. A ground-floor WC/utility room adds convenience, while the family bathroom is located upstairs.

There is also scope to extend further, subject to the necessary planning permissions, giving buyers the opportunity to enhance and personalise the property over time.

The location is a particular highlight. Gordon Hill Station is within half a mile, providing straightforward access into central London, while a selection of highly regarded primary schools are nearby. For shopping, dining, and leisure, Palace Gardens Shopping Centre is approximately a 10-minute walk away, along with popular local eateries including Mama's Pita and Anahita Persian Grill.

Blending period charm with modern-day comfort, this appealing home offers well-proportioned accommodation in a convenient and family-friendly setting, making it an excellent opportunity in one of Enfield's most desirable residential areas.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front garden

Paved area, gas meter box.

Inner Hallway

Cupboard housing: fuse box and electric meter, stairs to first floor landing, engineered wood flooring, understairs storage cupboard, door to reception room, door to WC, door to kitchen/diner.

Reception Room

Engineered wood flooring, radiator, double glazed window to front aspect, two storage cupboards.

WC/Utility Room

Tiled flooring, part-tiled walls, extractor fan, spotlights to ceiling, low level WC, wash hand basin with mixer tap, cupboard housing: washing machine and dryer.

Kitchen / Diner

Engineered wood flooring with underfloor heating, spotlights to ceiling, eye and base level units, space for 'Rangemaster' gas cooker with electric induction hob, with extractor hood over, inset sink with mixer tap and hot water tap, integrated dishwasher, space for fridge freezer, double glazed bi-folding doors leading to rear garden, quartz worktops, breakfast bar with stools.

First Floor Landing

Carpet, loft access, doors to both bedrooms, door to bathroom.

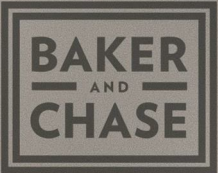
Bedroom One

Two uPVC double glazed windows to front aspect, radiator, three fitted wardrobes, carpet, spotlights to ceiling.

Bedroom Two

Spotlights to ceiling, radiator, fitted wardrobes, carpet, uPVC double glazed window to rear aspect.





Bathroom

Tiled flooring, part-tiled walls, frosted double glazed window to rear aspect, spotlights to ceiling, heated towel rail, wash hand basin with mixer tap, extractor fan, panelled bath with mixer tap and mains fed shower, cupboard housing 'Ideal' boiler.

Rear Garden

Part porcelain paved area, rest laid to lawn, outside tap, further paved area to rear with timber-built shed, shrub borders.

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.

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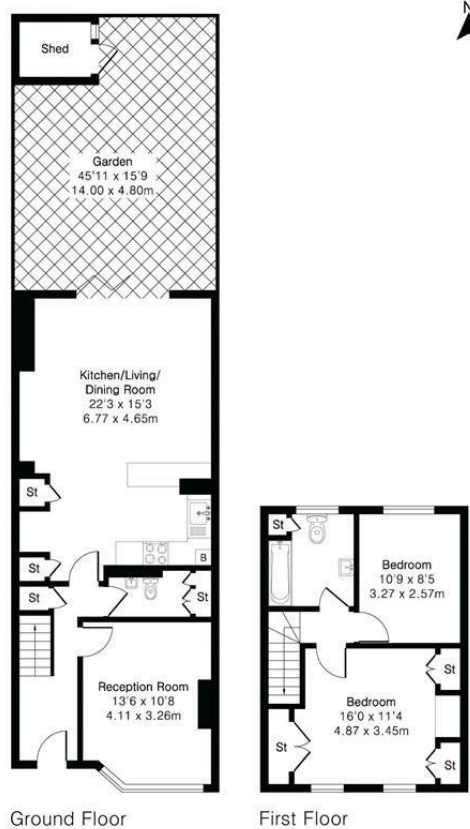




Approximate Gross Internal Area 990 sq ft - 92 sq m

Ground Floor Area 631 sq ft - 59 sq m

First Floor Area 359 sq ft - 33 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