



## **Carnarvon Avenue, Enfield**

Available

£625,000 (Freehold)





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**A characterful three-bedroom 1930s-style family home retaining a wealth of original features, with two reception rooms, conservatory, garage, and a private rear garden, ideally positioned in a sought-after Enfield location.**

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This rarely available 1930s semi-detached home has been in the same family since it was first purchased in 1936. Lovingly preserved and restored, it retains a wealth of original character and features, including Crittall windows with curved bays, fireplaces, solid oak flooring, quarry tile kitchen flooring, and original wall tiling. The result is a home of charm and history, maintained to a high standard and ready for the next owner to continue its story.

The ground floor opens with a welcoming hallway with oak flooring, leading to two reception rooms: a front lounge with bay window, fireplace and wooden floors, and a rear reception with multi-fuel stove, oak flooring and Crittall French doors to the conservatory. The conservatory provides a versatile living area with bi-folding doors to the garden. The separate kitchen retains quarry tiles, wall tiling and a restored 1950s Paul Metal Craft kitchen, with fitted appliances and storage. A ground floor WC with original tiles and sink completes the level.

Upstairs offers three well-proportioned bedrooms with original features. The principal bedroom enjoys a curved bay and fireplace. A family bathroom features original panelling, bath, pumped power shower, and traditional wash hand basin.

Externally, there is a private rear garden with patio, lawn, shrub borders, and garage access with power, lighting, and up-and-over door. A shared driveway adds convenience, while the front is attractively finished with lawn and gravel.

Carnarvon Avenue is a quiet, attractive residential road, not overlooked, and close to schools, amenities, and green spaces. Excellent transport links are nearby via the A10 and M25, with Enfield Town providing shops, restaurants, and rail links into central London.

A much-loved family home for nearly 90 years, this property offers generous living space, original features, and a unique chance to become part of its history.

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

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## Front

Part gravel area, part laid to lawn, outside tap.

## Porch

Tiled flooring, original door leading to inner hallway.

## Inner Hallway

Radiator, original solid oak flooring, understairs storage cupboard housing fuse box, electric and gas meters, original door leading to reception 1, original door to reception 2, original door leading to kitchen, original door to WC.

## Reception Room 1

Original coving to ceiling, original suntrap curved bay Crittall windows to front aspect, original floorboards, radiator, feature fireplace.

## Reception Room 2

Original Coving to ceiling, original Crittall French doors leading to conservatory, original solid oak flooring, radiator, fully functioning 'Rayburn Princess' multi-fuel stove with surround.

## Conservatory

Double glazed aluminium single door leading to rear garden, double glazed aluminium bi-folding doors leading to rear garden, insulated walls, sisal flooring, radiator, plumbed for washing machine.

## Kitchen

Restored 1950's Paul Metal Craft kitchen units, Original wall tiles, spotlights to ceiling, original Crittall windows to side aspect, original Crittall door leading to conservatory, original quarry tiled flooring, radiator, base level units, larder cupboard (incorporating fridge freezer) with further storage cupboard above, fitted electric hob, fitted electric oven with extractor over.

## W/C

Original frosted Crittall window to side aspect, Marmoleum flooring, radiator, low level WC, original wash hand basin.

## First Floor Landing

Original frosted Crittall window to side aspect, sisal flooring, loft access, original doors to all bedrooms, original door to bathroom.

## Bedroom 1

Original suntrap curved bay Crittall windows to front aspect, carpet, radiator, original feature fireplace, fitted wardrobe.

## Bedroom 2

Original Crittall window to rear aspect, carpet, radiator, 2x fitted wardrobes.

## Bedroom 3

Original Crittall window to front aspect, carpet, radiator.







## Bathroom

Original Marbelite wall panelling, original wash hand basin, linoleum flooring, heated towel rail, low level WC, panelled bath, 'Aqua Lisa' pumped power shower, storage cupboard housing 'ATAG' combination boiler, extractor fan.

## Garden

Part paved area, rest laid to lawn, shrub borders, small pond, timber built shed, door leading to garage, double side gate leading to shared driveway.

## Garage

Up and over door, power and lighting.

## Disclaimer

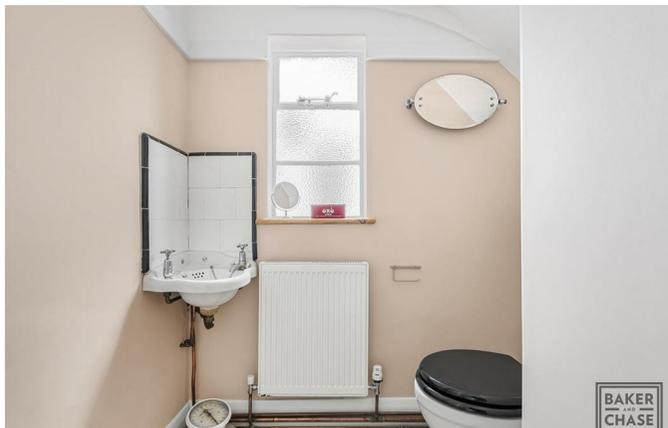
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

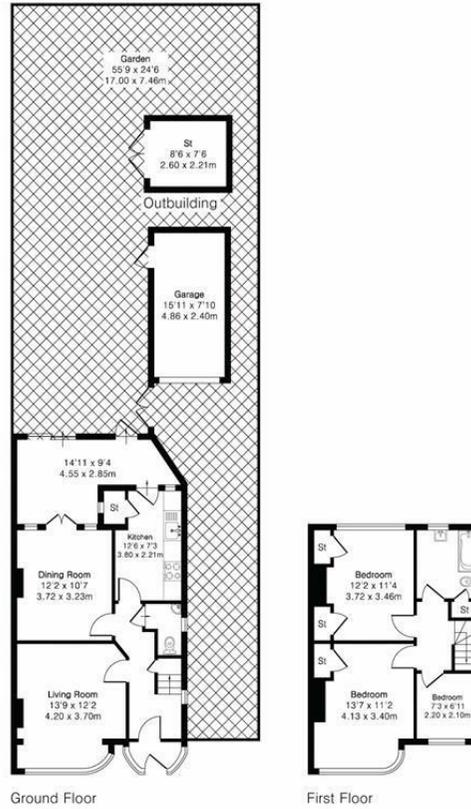
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Approximate Gross Internal Area 1097 sq ft - 102 sq m  
 (Excluding Garage & Outbuilding)  
 Ground Floor Area 645 sq ft - 60 sq m  
 First Floor Area 452 sq ft - 42 sq m  
 Garage Area 126 sq ft - 12 sq m  
 Outbuilding Area 62 sq ft - 6 sq m



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: E

