



Jules Thorn Avenue, Enfield

Available

Offers in excess of £600,000 (Freehold)





Found on Jules Thorn Avenue, Enfield, this impressive four-bedroom townhouse combines generous family accommodation with excellent local amenities and convenient transport links.

Arranged over three floors, this end-of-terrace townhouse offers spacious and versatile accommodation, ideal for modern family living.

The ground floor features a generous kitchen/dining room, providing a practical and sociable space for family meals and entertaining, alongside a convenient WC, integral garage and access to the rear garden.

The first floor provides a bright and well-proportioned lounge, ideal for relaxing or entertaining, with air conditioning installed. This floor also features the third bedroom, offering flexible accommodation for family, guests or home working, as well as the family bathroom.

The second floor is home to the remaining bedrooms, including a spacious master bedroom with two fitted wardrobes, air conditioning and a recently renovated en-suite bathroom. The second bedroom provides a comfortable additional double bedroom, while the fourth bedroom offers further flexibility for family, guests or a home office. The second and third bedrooms also benefit from ceiling fans.

Further benefits include off-street parking and a private rear garden. Both Southbury Station and Enfield Town Station are approximately 0.6 miles away, while the A10 and M25 provide convenient road connections for commuters.

The area offers a good range of amenities, including Southbury Leisure Park, restaurants such as Wagamama, and cafés including Ladysmith Cafe and 105. Local schools include Kingsmead School, George Spicer Primary School, Bush Hill Park Primary School, Suffolks Primary School and Bishop Stopford's School. Bush Hill Park and Enfield Playing Fields provide nearby green space, while Southbury Leisure Centre offers further recreational facilities.

Overall, this four-bedroom townhouse combines generous accommodation, modern comforts, parking and outdoor space with excellent access to local amenities and transport links.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: F

Front Garden

Paved for off-street parking for one car, side gate leading to rear garden, wall mounted gas and electric meters.

Inner Hallway

Wood flooring, coving to ceiling, radiator, double glazed window to side aspect, stairs to first floor landing, storage cupboard housing: fuse box, door to kitchen/diner, door to WC, door to garage, understairs storage cupboard.

Kitchen/Diner

Part wood flooring, part lino flooring, spotlights to ceiling, eye and base level units, part-tiled walls, integrated fridge/freezer, fitted electric oven, fitted gas hob with extractor over, space for washing machine, space for dishwasher, sink with mixer tap, double glazed window to rear aspect, double glazed door leading to rear garden, radiator.

WC

Tiled flooring, radiator, frosted double glazed window to side aspect, low level WC, pedestal wash hand basin with mixer tap, extractor fan.

Garage

Power and lighting.

First Floor Landing

Radiator, stairs to second floor landing, door to lounge, door to bathroom, door to bedroom three, storage cupboards, further storage cupboard, further storage cupboard housing: 'Ideal' combination boiler.

Lounge

Coving to ceiling, two radiator double glazed doors leading to juliet balcony, double glazed windows to front and side aspect, air conditioning unit.

Bedroom Three

Carpet, radiator, double glazed window to rear aspect, ceiling fan, fitted wardrobes.





Bathroom

Tiled flooring, part-tiled walls, spotlights to ceiling, frosted double glazed window to rear aspect, shaving point, low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, radiator.

Second Floor Landing

Carpet, loft access, radiator, double glazed window to side aspect, doors to bedroom one, two and four.

Bedroom One

Carpet, air conditioning unit, radiator, double glazed window to front aspect, fitted wardrobes, door to en-suite.

En-Suite

Tiled flooring, tiled walls, heated towel rail, frosted double glazed window to front aspect, spotlights to ceiling, extractor fan, wash hand basin with mixer tap, low level wc with bidet spray, walk in shower cubicle with mains fed shower.

Bedroom Two

Carpet, radiator, ceiling fan, double glazed window to rear aspect, fitted wardrobes.

Bedroom Four

Carpet, double glazed window to rear aspect, radiator.

Rear Garden

Paved patio area, rest laid to lawn, outside tap, timber built shed, side gate leading to front garden.

Disclsimer

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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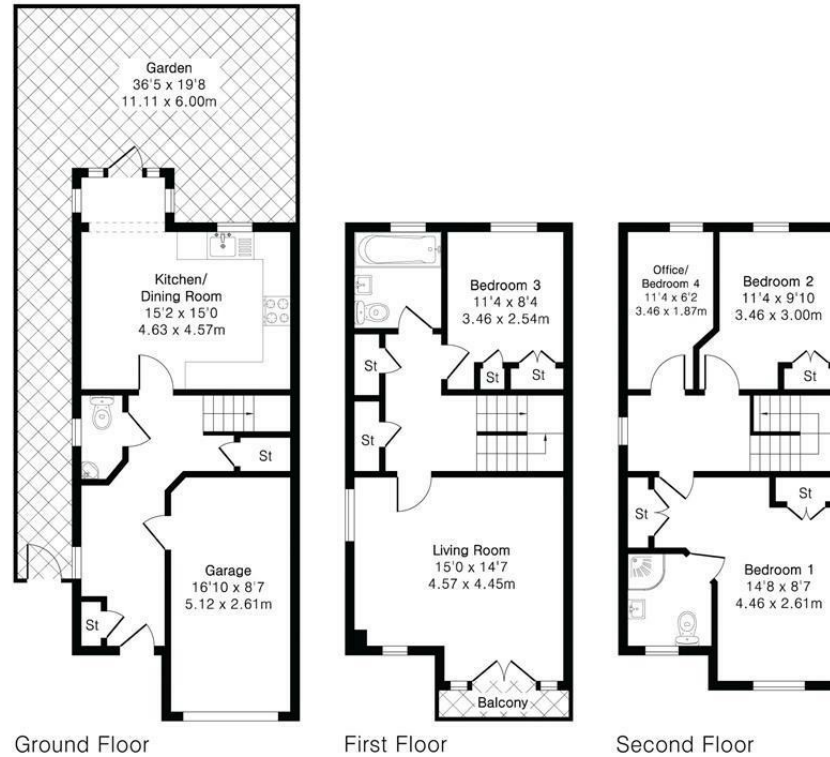


**Approximate Gross Internal Area 1441 sq ft - 133 sq m
(Including Garage)**

Ground Floor Area 509 sq ft – 47 sq m

First Floor Area 466 sq ft – 43 sq m

Second Floor Area 466 sq ft – 43 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: F

