



Southbury Avenue, Enfield

Available

£450,000 (Freehold)





A beautifully presented end-of-terrace home offering generous living space, a sunny south-facing garden and excellent transport links, all within easy reach of local shops, restaurants and green open spaces.

Found on Southbury Avenue in Enfield, this end-of-terrace house presents an excellent opportunity for first-time buyers, young families and those looking for a home with future potential.

The property offers two spacious double bedrooms, along with a versatile study that is ideal for home working or a nursery. On the ground floor, a well-proportioned reception room provides flexible living and entertaining space, while the kitchen is complemented by a practical utility room that adds everyday convenience. A well-appointed family bathroom is located on the first floor.

A standout feature is the attractive south-facing rear garden, enjoying plenty of sunshine throughout the day and offering the perfect setting for outdoor dining, gardening or simply relaxing. There is also scope to extend or further enhance the property, subject to the necessary planning permissions.

Ideally positioned just 0.5 miles from Southbury Station, the property offers direct rail services into London Liverpool Street, while the nearby A10 and M25 provide excellent road connections for commuters and those travelling further afield. The area is well served by a range of local amenities, including supermarkets, independent cafés and restaurants along Southbury Road and nearby Enfield Town. For leisure and recreation, both Bush Hill Park and Enfield Playing Fields are within easy reach, offering expansive green spaces, sports facilities and pleasant walking routes.

Combining character, practicality and an excellent location, this delightful home offers comfortable living today with exciting potential for the future.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Inner Hallway

Carpet, radiator, stairs to first floor landing, door to lounge, door to kitchen.

Lounge

Carpet, coving to ceiling, radiator, double glazed sliding patio doors leading to rear garden.

Kitchen

Tiled flooring, part-tiled walls, double glazed windows to front aspect, eye and base level walls, further storage cupboard, stainless steel sink with mixer tap, space for fridge/freezer, space for gas oven and hob, door to utility room.

Utility Room

Tiled flooring, double glazed window to side aspect, wall mounted boiler, radiator, plumbed for washing machine, plumbed for dryer, frosted double glazed door leading to rear garden, cupboard housing: fuse box, electric and gas meters.

First Floor Landing

Carpet, storage cupboard housing water tank, double glazed windows to front aspect, door to bathroom, doors to both bedrooms, door to study.

Bedroom One

Carpet, coving to ceiling, radiator, double glazed window to rear aspect.

Bedroom Two

Carpet, coving to ceiling, radiator, fitted wardrobes, fitted dressing table, double glazed window to rear aspect, loft access.

Study

Carpet, coving to ceiling, fitted shelving, double glazed window to front aspect.





Bathroom

Carpet, frosted double glazed window to side aspect, tiled walls, low level WC, pedestal wash hand basin, panelled bath, electric shower, radiator.

Rear Garden

Outside tap, butler style sink, side gate, laid to lawn, shrub borders, further paved area to rear housing storage shed (with power and lighting), greenhouse.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

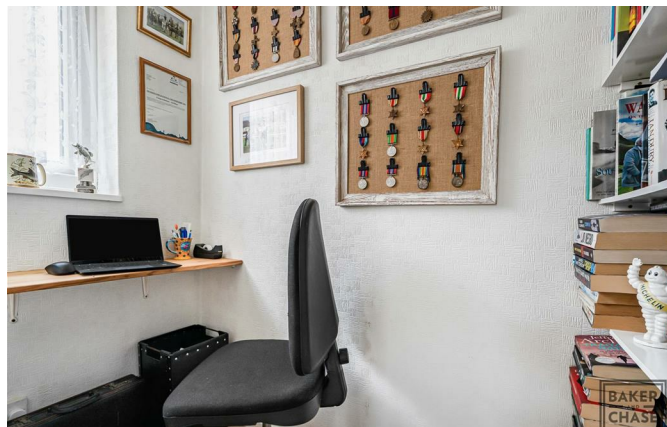
- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

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





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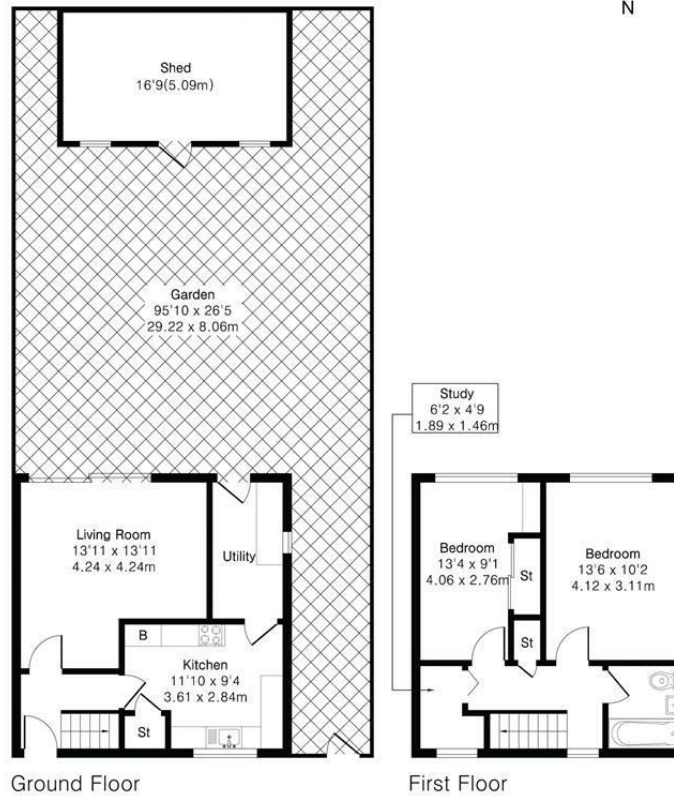
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Approximate Gross Internal Area 780 sq ft - 72 sq m
(Excluding Outbuilding)

Ground Floor Area 390 sq ft - 36 sq m

First Floor Area 390 sq ft - 36 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

