



**Third Avenue, Enfield, EN1 1BU**

**welcome to**

**Third Avenue, Enfield**

Spacious, extended and beautifully presented semi-detached family home situated in this quiet tree lined turning, just minutes from local shops, schools, the A10 with its abundance of retail facilities, Bush Hill Park Rail Station and a selection of open spaces and within easy access of both Enfield Town and the M25 Motorway.

As stated the property has been beautifully extended and modernised throughout and it has many pleasing features.



### **Entrance Lobby**

Cloaks cupboard, engineered wood floor, open to lounge.

### **Lounge**

17' 5" max into bay x 15' 2" max ( 5.31m max into bay x 4.62m max )

Double radiator, engineered wood floor, two understairs storage/meter cupboards, double glazed window to front aspect, door to kitchen/living room.

### **Kitchen / Living Room**

21' 10" max x 14' 6" max ( 6.65m max x 4.42m max )

Beautifully appointed in a range of gloss white base and wall units with a stainless steel sink and drainer, inset to a contrasting worksurface, integrated oven, hob, washing machine, fridge-freezer, cooker hood over hob, tiled splashback, breakfast bar, porcelain tiled floor, skylight, sunken spotlights to ceiling, two column radiators, sliding patio doors to garden.

### **First Floor**

#### **Landing**

Engineered wood floor, window to side, loft access.

#### **Bedroom One**

15' 3" to extremes narrowing to 12' " x 10' 3" ( 4.65m to extremes narrowing to 3.66m x 3.12m )

Engineered wood floor, two double radiators.

#### **Bedroom Two**

12' 4" x 8' 3" ( 3.76m x 2.51m )

Engineered wood floor, double radiator.

#### **Bathroom**

Beautifully appointed in a modern suite, comprising panelled bath with mixer taps, glass shower screen, low flush WC with concealed cistern, vanity wash hand basin with mixer tap over, cupboards under, part tiled walls, ceramic tiled floor.

#### **Outside**

##### **Front Garden**

Brick paved providing off-street parking for several vehicles with side pedestrian access to:-

##### **Rear Garden**

Approximately 100' of west facing rear garden with a brick paved patio, extensive lawn, flower and shrub borders, timber shed, security lighting, tap.



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## Third Avenue, Enfield

- Off-Street Parking
- Two Double Bedrooms
- Beautifully Appointed First Floor Bathroom
- 22' Kitchen / Dining / Breakfast / Living Room
- Approximately 100' Of West Facing Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £535,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF104049 - 0002

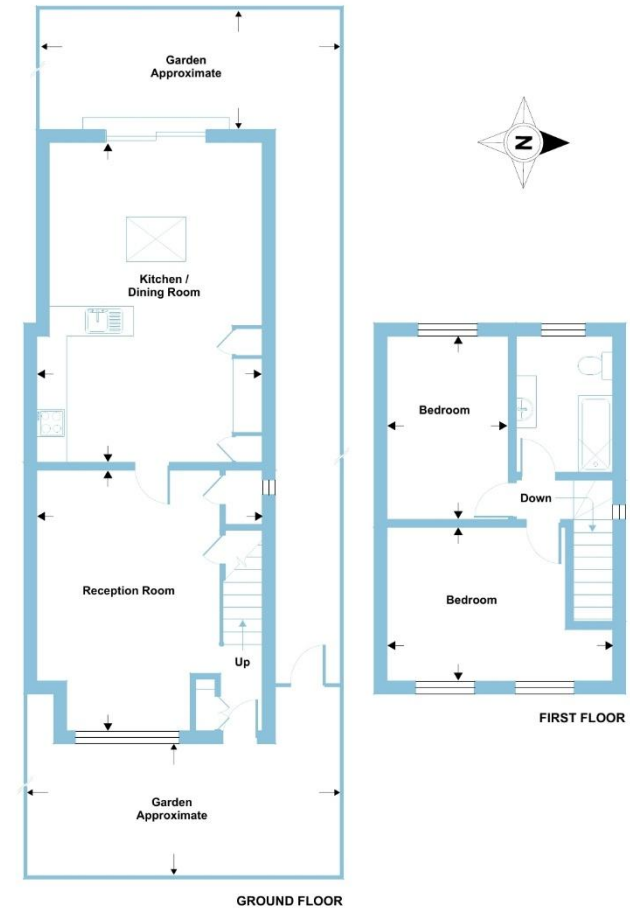
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Approximate Area = 932 sq ft / 86 sq m

For identification only - Not to scale



 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Barnard Marcus. REF: 1140555 

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