



## 12 Chailey Avenue, Enfield, EN1 3LY

**Guide Price £550,000.00 - £575,000.00**

- **Extended End Of Terrace House**
- **Garage Converted to Home Office**
- **Downstair Guest WC**
- **15 min Walk from Enfield Town Station**

C&N Estate Agents are delighted to offer this well-presented Extended Three Bedroom End Of Terrace House, with off street parking for 2 vehicles and side access on the ever popular Willow Estate in Enfield.

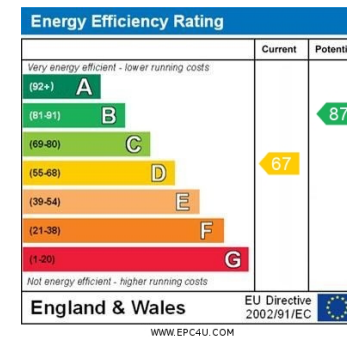
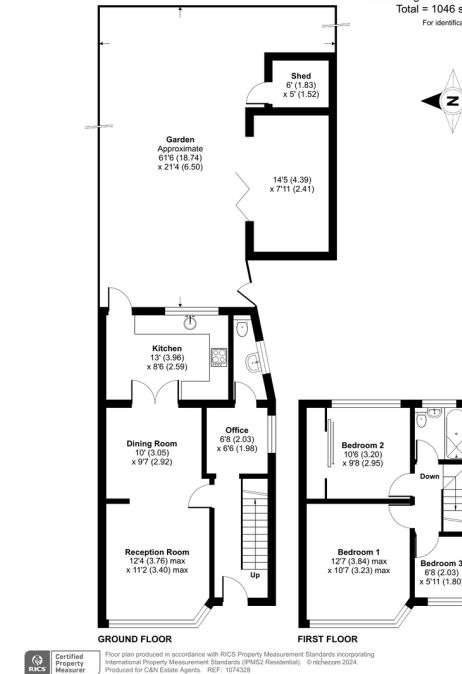
The property consists of an open plan spacious reception room and dining room, leading on to the extended kitchen with white appliances. The other main benefit of this style of house are the larger proportions upstairs. There are three bedrooms and a family bathroom. The two larger bedrooms provide ample wardrobe space. There is also potential to extend into the loft subject to the usual permissions.

Chailey Avenue is a fantastic location, positioned in the heart of the family focused "Willow Estate". Both Enfield Town Shopping Centre and Enfield Town London Overground Station which serves London Liverpool Street via Seven Sisters (Victoria Line) in around half an hour are around 0.5-mile level walk.



### Chailey Avenue, Enfield, EN1

Approximate Area = 900 sq ft / 83.6 sq m  
 Outbuildings = 146 sq ft / 13.6 sq m  
 Total = 1046 sq ft / 97.2 sq m  
 For identification only - Not to scale



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements