



**Carnarvon Avenue, Enfield, EN1 3DU**

**welcome to**  
**Carnarvon Avenue, Enfield**

In this most sought after turning on the ever popular Willow Estate, Barnfields are delighted to offer this impressive end of terrace three bedroom family house within easy access of Enfield Town shopping centre, good schools and both Enfield Town and Enfield Chase Rail Stations (Liverpool Street and Moorgate Lines).

Features include:-



### **Entrance Hall**

Laminate floor, radiator, understairs storage cupboard.

### **Lounge / Dining Room**

27' 7" x 11' 1" ( 8.41m x 3.38m )

Laminate floor, two radiators, attractive electric fire, built-in display units, sliding double glazed patio doors to garden, open planned to kitchen.

### **Kitchen**

10' x 6' 6" ( 3.05m x 1.98m )

Built in white kitchen units comprising base units with worktops, inset sink, inset gas hob with extractor hood over, built-in oven, integrated dishwasher, laminate floor, cupboard housing gas central heating boiler.

### **Utility Room**

6' x 5' ( 1.83m x 1.52m )

Base units with worktops, door to garden.

### **First Floor**

#### **Landing**

Fitted carpet, access to loft via built-in ladder.

#### **Bedroom One**

12' 8" x 10' 9" ( 3.86m x 3.28m )

Fitted carpet, radiator, range of built-in wardrobes.

#### **Bedroom Two**

10' 9" extending to x 9' 10" ( 3.28m extending to x 3.00m )

Fitted carpet, radiator, two built-in wardrobe cupboards.

#### **Bedroom Three**

6' 8" x 6' ( 2.03m x 1.83m )

Fitted carpet, radiator.

#### **Bathroom / WC**

Modern white suite comprising panelled bath with separate shower unit and shower screen, wash hand basin with drawers under, low flush WC, ceramic tiled floor, fully tiled walls, heated towel rail.

#### **Outside**

##### **Front Garden**

Attractively paved providing off-street parking for 2 / 3 cars.

##### **Rear Garden**

50' garden, paved patio, lawn with flower and shrub borders, shed, backing onto New River, delightful outlook.



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welcome to

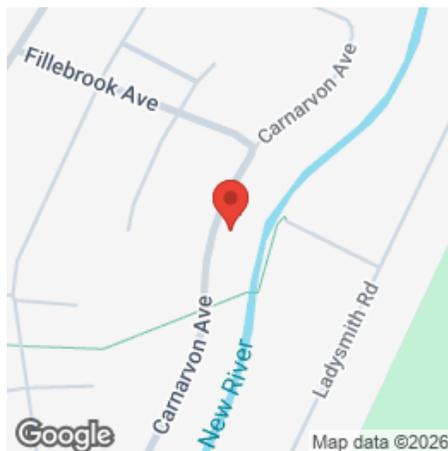
## Carnarvon Avenue, Enfield

- Parking For 3 / 4 Cars
- Superb Open Plan Ground Floor
- Three Bedrooms
- Backs Onto New River
- UPVC Double Glazing

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

Offers In Excess Of

**£550,000**



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

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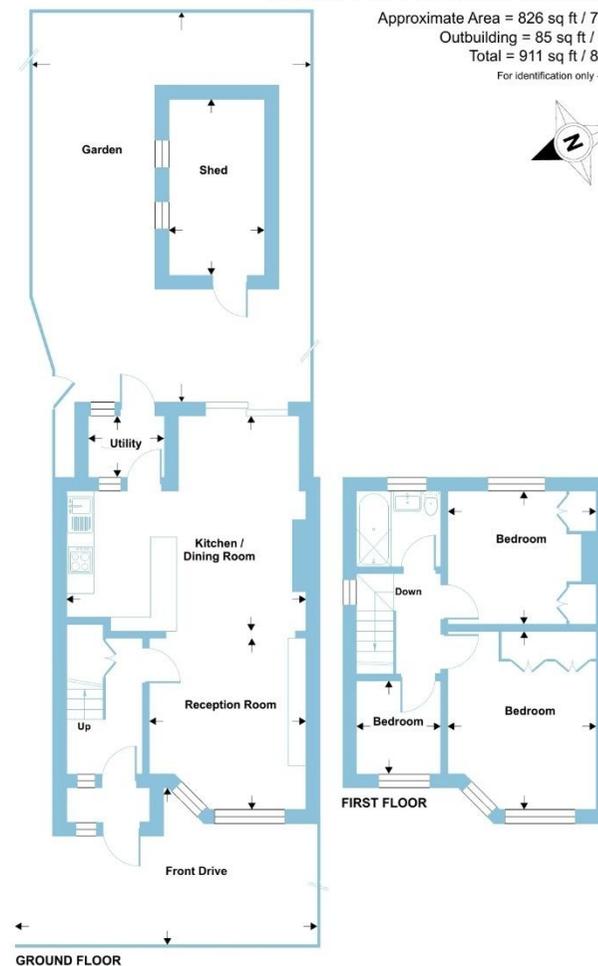
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Carnarvon Avenue, Enfield, EN1

Approximate Area = 826 sq ft / 76.7 sq m  
Outbuilding = 85 sq ft / 7.8 sq m  
Total = 911 sq ft / 84.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barnard Marcus. REF: 1404902



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