



Chalkwell Park Avenue, Enfield, EN1 2AJ



welcome to

Chalkwell Park Avenue, Enfield

Rarely available to the market, Barnfields are extremely pleased to offer this spacious semi-detached 1930's built house in a quiet and most sought after cul-de-sac, within a short level walking distance of Enfield Town shopping centre and Enfield Town Rail Station (Liverpool Street Line). Good schools, Enfield Chase Rail Station (Moorgate Line) and Enfield Town Park are close at hand.

The bright and elegant accommodation features:-



Spacious Entrance Hall

Oak parquet flooring, original period leaded lights, double doors to understairs storage cupboard, radiator, dado rail, picture rail.

Cloakroom / Shower Room

Walk-in shower area, bracket wash hand basin, low flush WC, fully tiled walls.

Lounge

16' x 16' into bay (4.88m x 4.88m into bay)
Built-in bookshelves, oak parquet flooring under fitted carpet, radiator with cover, fireplace, bay window.

Dining Room

16' x 14' 8" into bay (4.88m x 4.47m into bay)
Oak parquet flooring, attractive fireplace, two radiators, bay with double glazed French windows.

Kitchen / Conservatory

23' x 8' 5" extending to 9' 3" max (7.01m x 2.57m extending to 2.82m max)

The kitchen area is beautifully and comprehensively fitted in attractive cream units, comprising base units with quartz worktops, green glass splashbacks and cills, inset enamel sink unit, inset gas hob unit with fume extractor hood over, built-in oven, microwave and plate warmer, integrated dishwasher, washing machine and tumble dryer, matching wall cabinets, integrated fridge and freezer, 3 wine cooler fridges, centre island with breakfast bar, double glazed French windows to garden.

Landing

Fitted carpet, original period leaded light, access via built-in ladder to loft room.

Loft Room

27' approx x 13' approx (8.23m approx x 3.96m approx)
Fully boarded with 2 Velux windows with blinds, power points and lighting.

Bedroom One

16' x 16' into bay (4.88m x 4.88m into bay)
Radiator, two double built-in wardrobe cupboards.

Bedroom Two

15' 5" x 11' (4.70m x 3.35m)
Fitted carpet, radiator, two double built-in wardrobe cupboards, storage cupboards.

Bedroom Three

10' x 8' 7" (3.05m x 2.62m)
Fitted carpet, radiator, range of built-in wardrobe cupboards.

Bathroom / Shower Room

Extra large bath with tiled panel, bracket wash hand basin with cupboard under, corner shower cubicle, laminate floor, radiator, bay window, heated towel rail.

Separate WC

Low flush suite, half tiled walls, laminate floor.

Outside

Front Garden

Original regency style porch with lead roof, attractively block paved providing off-street parking for 4 cars. Extremely wide side access with attractive iron gates.

Rear Garden

60' of delightful rear garden with large porcelain tiled patio, laid to lawn, flower and shrub borders, side access.

Work Shed / Office

14' x 10' (4.27m x 3.05m)
Power and lighting.

Allotment Garden

Gated archway access to privately rented allotment garden (currently £74 per annum).



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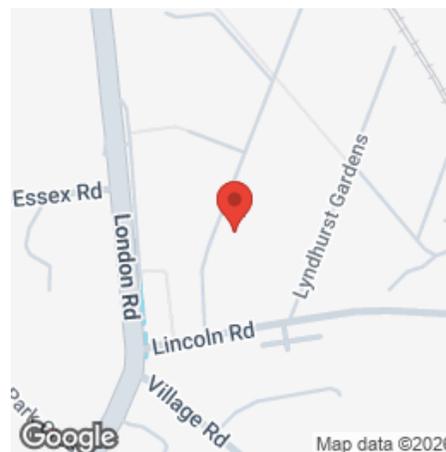
- Two Bathrooms / Shower Rooms
- Delightful Rear Garden & Privately Rented Allotment Garden
- Work Shed / Office
- Off-Street Parking For 4 Cars
- Parquet Flooring

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£850,000



Please note the marker reflects the postcode not the actual property



Chalkwell Park Avenue, Enfield, EN1

Approximate Area = 1387 sq ft / 128.8 sq m
Outbuilding = 135 sq ft / 12.5 sq m
Total = 1522 sq ft / 141.3 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). © nchecom 2026. Produced for Barnard Marcus. REF: 1419596



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