



Connaught Avenue, Enfield

Available

£550,000





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The ground floor accommodation offers a spacious bay fronted through lounge in an open plan kitchen style, an additional ground floor w/c and utility space. doors leading onto a maintained garden complete the layout. The first floor is in its original layout, with two double bedrooms and good, functional third bedroom. A family bathroom is also accessible.

As well as having off street parking, this property offers excellent scope to extend to the side and into the loft, subject to the usual permissions.

Connaught 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.

For families where schools are a consideration. The property sits within close proximity to some of West Enfield's most sought after schools, including Lavender, St Georges RC, St Andrew's and St Michaels CofE Primary Schools. Enfield Grammar & Enfield Country Secondary schools are also close by. There are a number of parks and open spaces including Aldersbrook play area and Forty Hall Country Estate.

Front

Paved and gravel driveway allowing off street parking for two cars.

Hallway

Laminate flooring, wooden skirting boards, radiator, staircase, door to

Reception Room

Laminate flooring, wooden skirting boards, coving, radiators, double glazed bay windows to front aspect, modern kitchen with matching wall and base units, electric oven and hob, sink with mixer tap, tiled splash-back, double glazed windows to rear aspect, door to garden, door to

Kitchen

modern kitchen with matching wall and base units, electric oven and hob, sink with mixer tap, tiled splash-back, double glazed windows to rear aspect, door to garden, door to

Utility Room

Tiled flooring, wooden skirting boards, coving, boiler, double glazed windows to rear aspect, door to

Downstairs W/c

Tiled flooring, vanity sink with mixer tap, heated towel rail, w/c low flush

Landing

Carpet, wooden skirting boards, coving, double glazed window to side aspect, loft hatch, doors to

Bathroom

Tiled throughout, heated towel rail, bath with shower attachment, double glazed window to front aspect, vanity sink with mixer tap, w/c low flush

Bedroom 1

Carpet, wooden skirting boards, coving, radiator, double glazed bay windows to front aspect

Bedroom 2

Carpet, wooden skirting boards, coving, radiator, double glazed windows to rear aspect

Bedroom 3

Carpet, wooden skirting boards, coving, radiator, double glazed windows to rear aspect







Garden

Patioed and laid to lawn with shrub borders

Disclaimer

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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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





TOTAL FLOOR AREA: 781 sq. ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, wardrobes, rooms and any other areas are approximate and 2M Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

EPC Rating