



Eastbury Avenue, Enfield, EN1 3NL

welcome to
Eastbury Avenue, Enfield

Barnfields are extremely pleased to present this stunning end of terrace, four bedroom house which has been extended and beautifully renovated and fitted by the present owners to particularly high standard, in a quiet turning, on the ever popular Willow Estate, within level walking distance of Enfield Town multiple shopping centre and rail station (Liverpool Street Line). Good schools are also close at hand, together with Forty Hill Country Park (greenbelt).

The extremely well presented accommodation features:-



Double Glazed Storm Porch

Internal door to:-

Entrance Hall

Laminate floor, radiator.

Cloakroom / WC

Low flush WC, bracket wash hand basin, ceramic tiled floor, half tiled walls.

Lounge / Dining Room

31' 2" x 11' 1" (9.50m x 3.38m)

Open planned. Laminate floor, two radiators, double glazed French windows to garden.

Kitchen / Breakfast Room

16' x 12' 3" (4.88m x 3.73m)

Beautifully and comprehensively fitted in modern white units comprising base units with quartz worktops, inset sink unit, inset gas hob with fume extractor hood over, built-in oven, matching wall cabinets, matching centre island/breakfast bar, integrated dishwasher.

Utility Room

Plumbing for washing machine and tumble dryer, wall mounted combination gas central heating boiler, laminate floor.

First Floor**Landing**

Laminate floor, radiator, access to spacious loft area.

Bedroom One

12' 2" x 10' 5" (3.71m x 3.17m)

Laminate floor, modern range of built-in wardrobe cupboards, radiator.

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.90m)

Laminate floor, double mirror wardrobe, radiator.

Bedroom Three

13' 5" x 6' 9" (4.09m x 2.06m)

Laminate floor, range of built-in wardrobe cupboards, radiator.

Bedroom Four

9' x 6' 5" (2.74m x 1.96m)

Laminate floor, radiator.

Family Bathroom / WC

Panelled bath (jacuzzi bath), bowl sink unit, low flush WC, separate shower cubicle (white suite), heated towel rail, ceramic tiled floor.

Outside**Front Garden**

Provides off-street parking for at least 2 cars, side pedestrian access to rear garden.

Rear Garden

Approximately 70' laid to lawn, large decked patio, superb full width studio lodge with power and lighting at the bottom of the garden.



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welcome to

Eastbury Avenue, Enfield

- Spacious Attractive Through Lounge
- Large Kitchen / Diner
- Utility Room
- Off-Street Parking For At Least 2 Cars
- Four Bedrooms

Tenure: Freehold EPC Rating: E

Offers In The Region Of

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF102057 - 0002

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Approximate Area = 1215 sq ft / 113 sq m

Outbuilding = 191 sq ft / 18 sq m

Total = 1406 sq ft / 131 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Barnard Marcus. REF: 852451



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