



Connaught Avenue, Enfield EN1 3BE

welcome to

Connaught Avenue, Enfield

Delightful three bedroom end of terrace family house situated in this quiet residential location, on the ever popular Willow Estate, within minutes of local shops, parks and schools and within easy access of Enfield Town with its multiple shopping facilities, rail station (Liverpool Street Line/Weaver Line) and the A10 with its abundance of retail parks.

The property is subject to a chain and has many pleasing features.



Entrance Hall

Wood effect floor, double radiator, understairs storage cupboard.

Lounge

12' 7" x 11' 2" max (3.84m x 3.40m max)

Solid oak wood flooring, attractive gas fire inset to stone mantel and surround, double radiator, open planned to kitchen.

Breakfast Room

Kitchen / Breakfast Room

16' 10" max x 9' 7" max (5.13m max x 2.92m max)

Fitted in a range of wood effect base and wall cupboards, integrated electric oven and grill, gas hob, chrome extractor fan over, one and half bowl composite sink and drainer, tiled splashback, integrated fridge-freezer and washing machine, ceramic tiled floor, double doors to garden.

First Floor

Landing

Fitted carpet, window to side, access to loft.

Bedroom One

12' 4" into bay x 10' 9" max (3.76m into bay x 3.28m max)

Solid oak wood flooring, radiator.

Bedroom Two

10' 8" max x 9' 8" (3.25m max x 2.95m)

Solid oak wood flooring, radiator.

Bedroom Three

6' 7" x 5' 11" (2.01m x 1.80m)

Solid oak wood flooring, radiator.

Bathroom

Comprises low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, shower curtain and rail, fully tiled walls, vinyl floor, heated towel rail radiator.

Outside

Front Garden

Laid to lawn with shared drive with potential for off-street parking and side pedestrian access to rear garden.

Rear Garden

West facing, laid to lawn, timber shed, shrubs.



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welcome to

Connaught Avenue, Enfield

- Spacious Kitchen / Diner
- Modern Fitted Bathroom
- West Facing Rear Garden
- Quiet Residential Location
- Close Proximity To Good Schools

Tenure: Freehold EPC Rating: D

offers over

£520,000



Connaught Avenue, Enfield, EN1

Approximate Area = 718 sq ft / 66.7 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 774 sq ft / 71.9 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2026. Produced for Barnard Marcus. REF: 1469544



Property Ref:
ENF105962 - 0002

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