



ABSOLUTE
PROPERTY

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**36 Curzon Avenue, Enfield
EN3 4UE**

Price Guide £390,000

Absolute property are delighted to offer this two bedroom end of terrace house located within easy reach of Ponders End Train Station which offers good links into Liverpool street. The property is within walking distance of local shops schools and other amenities. Benefits include a spacious lounge/diner, a fitted kitchen with direct access leading to the garden, off street parking for two cars, a modern fitted bathroom and two bedrooms.

Viewing is Highly recommended.



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Entrance porch

Entrance Hall

Leading to stairs & lounge/diner

Lounge/Diner

13'2" x 22'4" (4.014m x 6.811)

Double glazed window, wood flooring , 2 x radiator, understairs cupboard, fireplace

Kitchen

6'2" x 6'0" (1.88 x 1.844)

Tiled flooring, tiled walls, valiant boiler, doors leading to garden, built in electric oven and hob, granite worktops.

Bedroom 1

9'11" x 13'7" (3.044m x 4.153m)

Built in wardrobes, double glazed window, storage cupboard and radiator to front

Bedroom 2:

7'0" x 8'7" (2.148m x 2.633)

Radiator, double glazed window to rear.

Bathroom

5'8" x 6'3" (1.745m x 1.922)

Double glazed window to rear, mostly tiled, heated towel rail, extractor fan, mixer tap

Garden

Small patio area and garden is approximately 25ft with side access

