

OLD PARK AVENUE, EN2 6PN



£699,995 Freehold

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM
- LOFT AREA WITH WINDOW
- THROUGH RECEPTION ROOM
- FITTED KITCHEN WITH BREAKFAST BAR
- CONSERVATORY
- FRONT AND REAR GARDENS
- GARAGE AT REAR OF GARDEN
- CHAIN FREE

Property Details

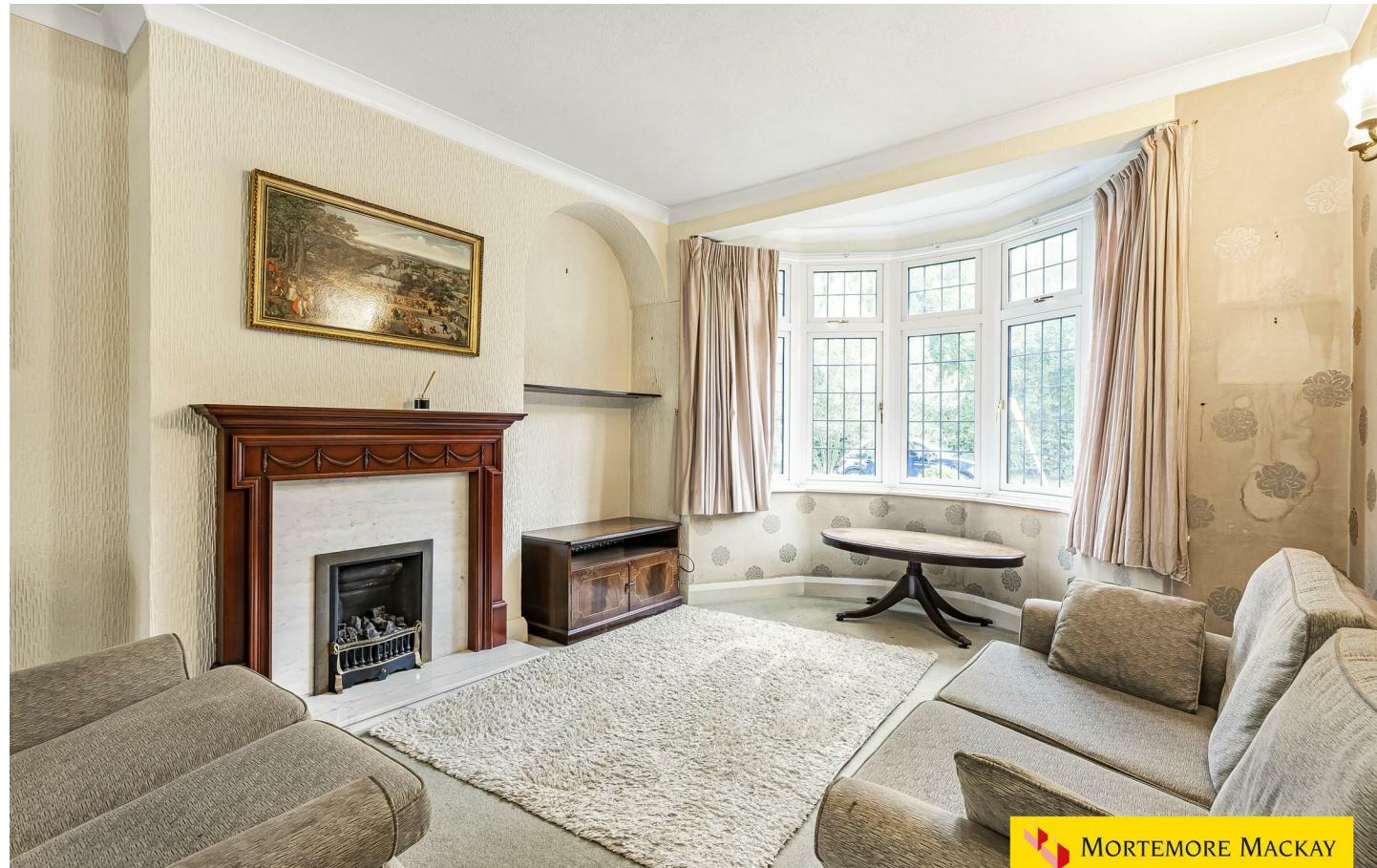
Placed in the desirable area of Old Park Avenue, Enfield, this charming semi-detached house offers a perfect blend of comfort and convenience. The property is ideally situated at the corner of Old Park Grove, providing easy access to the picturesque Enfield Chase.

Upon entering through the elegant double front doors, you are greeted by a welcoming hallway. The ground floor features a spacious through reception room, which leads onto a conservatory at the rear. The fitted kitchen, complete with a breakfast bar and a serving hatch to the reception room, is perfect for both casual dining and entertaining guests.

Ascending the staircase from the hallway, you will find a first-floor landing that leads to three well-proportioned bedrooms. The two larger bedrooms benefit from fitted wardrobes, providing ample storage space. A family bathroom completes this level, ensuring that all essential amenities are conveniently located.

Additionally, the property boasts a loft area with a window, accessible via steps from the landing, offering potential for further development or simply use as is. Outside, the front and rear gardens provide lovely outdoor spaces for relaxation or gardening enthusiasts. A garage located at the bottom of the rear garden, accessible from Old Park Grove, adds to the practicality of this home.

This delightful property is available chain-free, making it an excellent opportunity for those looking to move swiftly into their new home. With its appealing features and prime location, this semi-detached house is sure to attract interest from a variety of buyers.



Approximate Gross Internal Area 1560 sq ft - 145 sq m (Excluding Garage)

Ground Floor Area 697 sq ft - 65 sq m
First Floor Area 612 sq ft - 57 sq m
Second Floor Area 251 sq ft - 23 sq m
Garage Area 202 sq ft - 19 sq m



 PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

 MORTEMORE MACKAY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

