



Inverness Avenue, EN1 3NT
Enfield





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KINGS GROUP Enfield Town are delighted to present this well-maintained 1930s end-of-terrace home, enviably located on the highly sought-after Willow Estate. Offered with NO ONWARD CHAIN and just moments from the vibrant Enfield Town Centre, residents benefit from an excellent selection of shops, cafés, and restaurants, as well as being within the catchment for several well-regarded schools, including Chace Community School, Lavender Primary School, and St Andrews CofE Primary School.

Internally, the accommodation features a spacious through lounge, currently arranged as generous living and dining areas, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom on the first floor.

Externally, this home offers fantastic scope and versatility. To the rear, a substantial garden provides ample room for outdoor enjoyment as well as potential for future extensions (STPP). The property also benefits from off-street parking and a well-positioned garage, ideal for secure storage, a workshop, or conversion opportunities. The garage's location adds significant value, offering practical access while also presenting exciting potential for further improvement, subject to the relevant permissions.

The property is perfectly positioned for leisure and convenience. The beautiful Forty Hall Estate is within walking distance, offering expansive grounds and tranquil surroundings. Exceptional transport links are also close by, with local bus services, Enfield Town Station, and Gordon Hill Station providing direct routes into Central London. For drivers, the A10, M25, and A406 are all easily accessible.

This is a wonderful opportunity to acquire a charming family home in one of Enfield's most desirable residential pockets, with ample scope to enhance and expand to suit your needs.

Asking Price £525,000



- A Well Presented 1930's End Terrace House
- A Generous Through Lounge Currently Used as Combined Living and Dining Spaces
- Off Street Parking
- Within Close Proximity of Enfield Town Centre Boasting an Array of Local Shops and Restaurants to Enjoy
- Falls Within Catchment Area of Highly Regarded Schools Including Chace Community School and Lavender Primary School
- Highly Sought After Willow Estate Location
- A Large, Tidy Rear Garden With Plenty of Lawned Space to Enjoy
- Upstairs Three Piece Bathroom Suite
- Within Easy Reach of Transport Links Including Bus Stops and Enfield Town Station Providing Direct Access into the City
- Garage Accessed Via the Shared Driveway





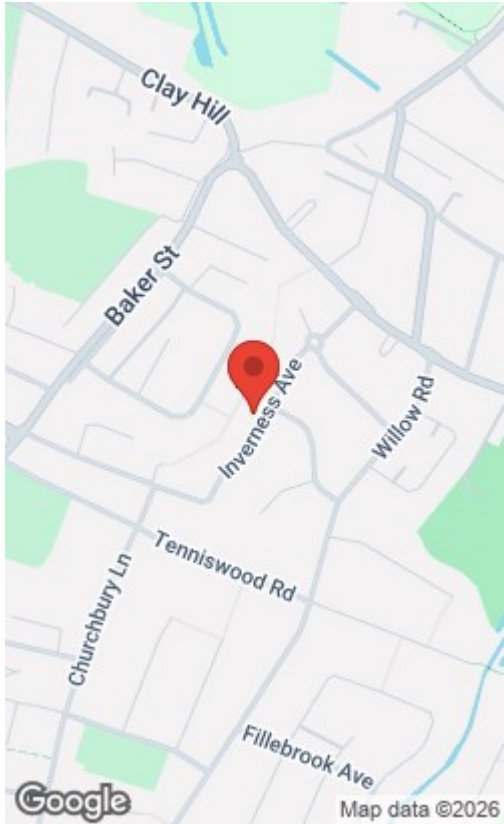


I SAID A HIP HOP
THE HIPPIE THE
HIP-HOP AND YOU
DON'T STOP THE
ROCK IT TO THE
BANG BANG BOOGIE
SAY UP JUMP THE
BOOGIE TO THE
RHYTHM OF THE
BOOGIE THE BEAT.



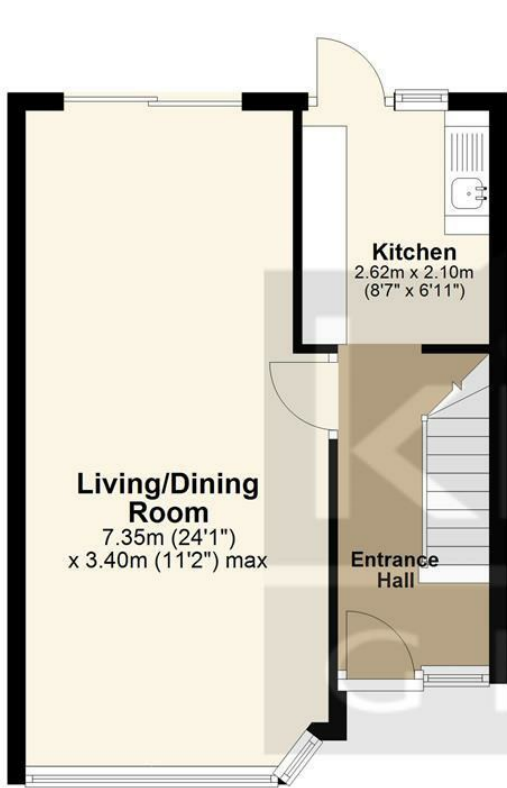


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

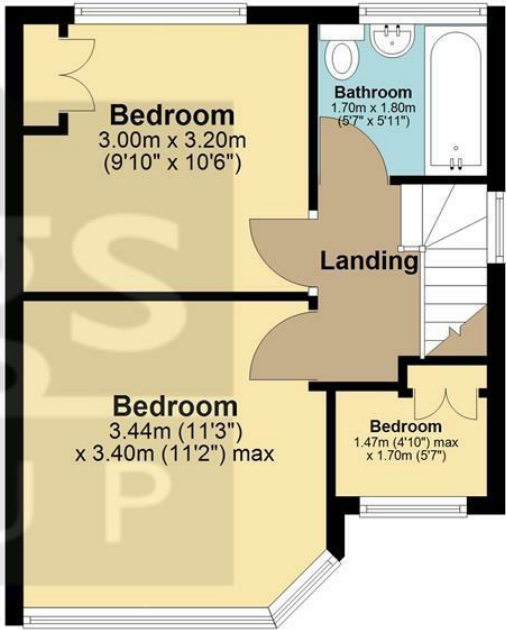


Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-35) F		
(1-20) G		
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Ground Floor



First Floor



Total area: approx. 67.4 sq. metres (725.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Inverness Avenue

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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