



Aldersbrook Avenue, EN1 3JB
Enfield





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Aldersbrook Avenue, EN1 3JB

Situated on the highly sought-after Aldersbrook Avenue, this extended four-bedroom 1930s semi-detached home offers an exceptional opportunity for family living in a prime Enfield location. Just a short distance from Enfield Town Centre, residents can enjoy a wide range of shops, restaurants, and local amenities, while excellent transport links including Enfield Town Station provides direct access into the City, making it ideal for commuters. This impressive property is perfectly suited to families, lying within the catchment area of several well-regarded schools including St Andrew's CofE Primary School, St George's Catholic Primary School, and Chace Community School.

Accommodation is arranged over three floors, with the ground floor comprising two spacious reception rooms currently used as living and dining areas, a generous kitchen/diner with ample worktop space and units, a convenient downstairs WC and a study. On the first floor, there are three well-proportioned bedrooms, including two doubles with fitted wardrobes and a modern three-piece bathroom suite. The second floor features a large double bedroom complete with built-in wardrobes and a private en-suite shower room, creating a perfect principal suite or guest space.

Externally, the property benefits from off-street parking for two vehicles and a well-maintained rear garden, ideal for outdoor entertaining or family relaxation. Offering approximately 1465sqft of internal living space, this charming home blends character, space, and functionality in a location that continues to be one of Enfield's most desirable.

Council Tax Band: E
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Low

Asking Price £695,000



- A Beautifully Presented Extended 1930's Four Bedroom Semi-Detached House
- Two Reception Rooms and a Study
- Downstairs WC, First Floor Family Bathroom and En-Suite Shower Room
- Off Street Parking
- Close Proximity to Enfield Town Centre Boasting an Array of Shops and Restaurants

- Approximately 1465sqft of Internal Living Space
- A Generously Sized Kitchen/Diner with Generous Worktop Space and Ample Cupboard Storage
- An Impressive Well Maintained Rear Garden
- Within Catchment Area of Highly Regarded Schools Including St Andrews CofE Primary School, St Georges Catholic Primary School and Chace Community School
- Easy Access to Transport Links Including Enfield Town Station Providing Direct Access into Liverpool Street Station



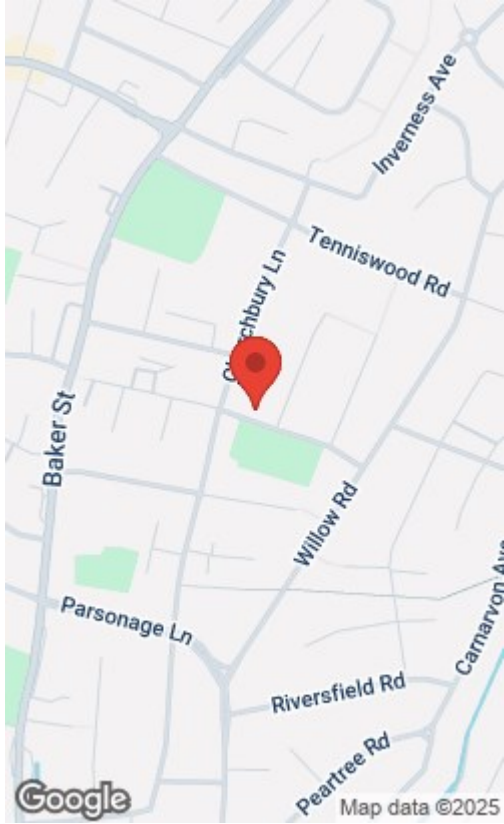




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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