



First Avenue, EN1 1BN
Enfield





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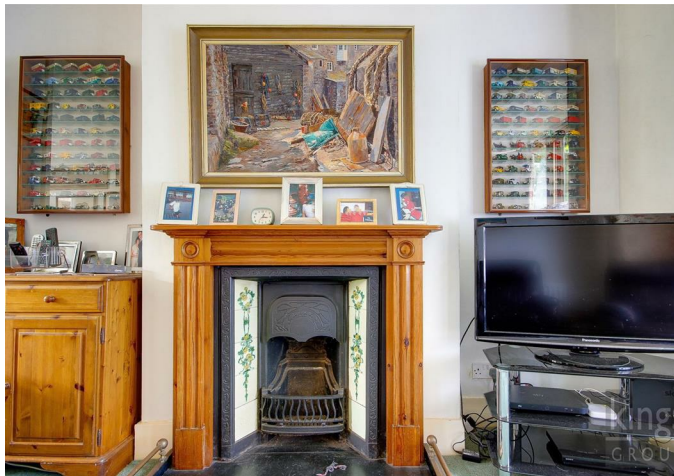
Nestled on a highly sought-after residential road in the heart of Bush Hill Park, this well-presented four bedroom double fronted semi-detached home offers an exceptional opportunity for families. Boasting approximately 111 sqm of internal living space, this attractive property combines spacious accommodation with a convenient location and impressive kerb appeal. The property falls within the catchment area of some of Enfield's most desirable schools, including The Raglan Schools and Bush Hill Park Primary School. A variety of local shops, amenities, and bus stops are all within walking distance, while Bush Hill Park Station is just 0.1 miles away, providing direct access into Central London—perfect for commuters.

Internally, the home offers a versatile layout with an impressive through lounge, ideal for use as both living and dining areas, in addition to a separate dining room and a well-equipped fitted kitchen. A downstairs WC adds convenience, while the upstairs shower room serves the four generously proportioned bedrooms. Externally, the property features a well-maintained, mainly laid-to-lawn rear garden with side access, offering a private and tranquil outdoor space for relaxation or entertaining.

With excellent road links including the A10, M25, and A406 all within easy reach, this superb home provides outstanding connectivity to surrounding areas while enjoying the charm and community feel of Bush Hill Park.

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

Offers In The Region Of £582,500

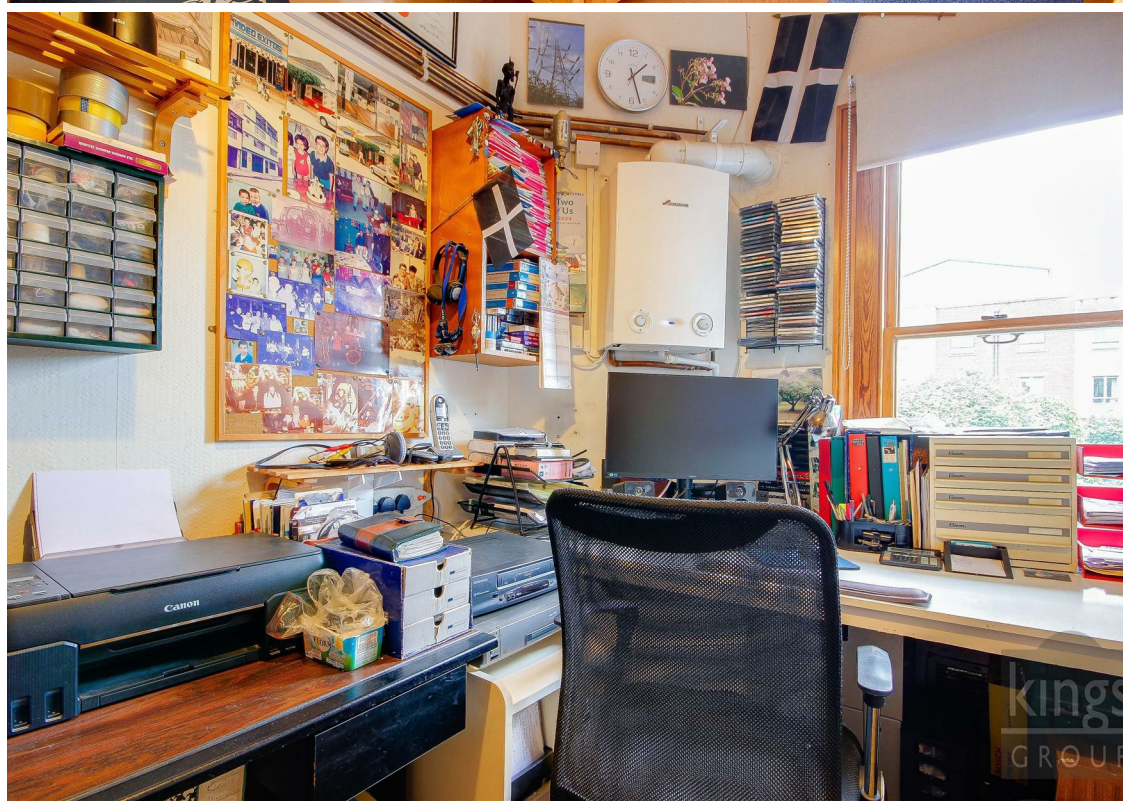


- A Double Fronted Four Bedroom Semi-Detached House
- A Fitted Kitchen With Direct Access into the Dining Room
- Sought After Bush Hill Park Location
- Falls Within Catchment Area of Sought After Schools Including The Raglan Schools and Bush Hill Park School
- Easy Access to the A10/M25/A406 All of Which Provide Good Access to Surrounding Areas
- A Spacious Through Lounge With Double Glazed Doors Leading to the Well Maintained Approximate 50' Rear Garden
- Downstairs WC and Upstairs Shower Room
- Within Close Proximity of Transport Links Including Bush Hill Park Station(0.1 miles)
- Within Walking Distance of Local Shops and Amenities and Just a Short Drive to Enfield Town Centre and Retail Parks
- Ideal Family Home

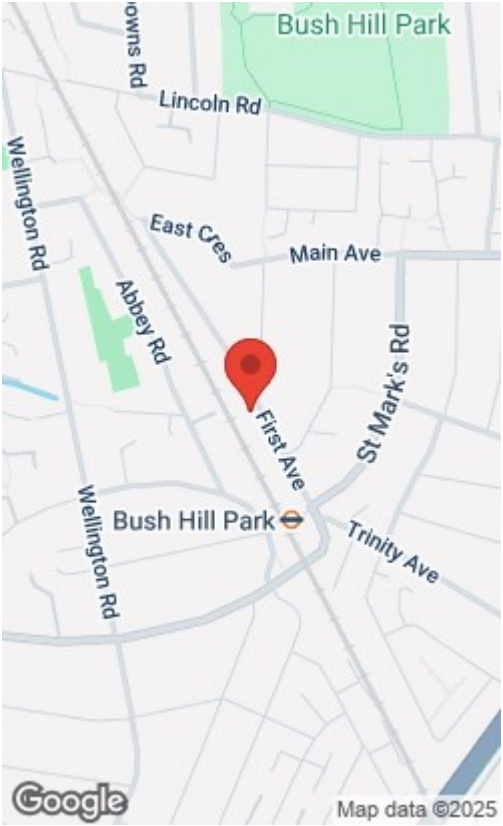








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



Ground Floor First Floor

First Avenue, EN1

Approximate Gross Internal Floor Area : 111.0 sq m / 1194.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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