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Park Avenue, EN1 2HJ
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Kings Group – Enfield Town are proud to present this exceptional three bedroom semi-detached residence, enviably positioned on a highly sought after, tree lined residential turning in the heart of Bush Hill Park. This prestigious location remains consistently in high demand, celebrated for its friendly, well established community and refined residential character, making it a prime choice for home movers.

Extending to approximately 1572 sq ft of beautifully arranged internal accommodation, the property is thoughtfully laid out over two floors. Upon entering, you are welcomed by an inviting entrance hall that immediately sets the tone for the elegance and proportions found throughout the home. To the front, a generous reception room provides a refined yet comfortable living space, ideal for both relaxation and entertaining.

At the heart of the home lies a modern fitted kitchen, complete with a stylish breakfast bar, which flows seamlessly into a spacious open plan reception area, creating a sociable and versatile hub perfectly suited to contemporary living. This impressive space leads directly into a substantial conservatory, a superb addition that floods the rear of the property with natural light while offering tranquil views of the garden. A convenient WC completes the ground level. Ascending to the first floor, you are greeted by three sizeable bedrooms, each offering ample space and comfort, alongside a three piece family bathroom suite.

Externally, the property continues to impress. To the front, off street parking is provided, while a detached garage is accessible via a secure shared driveway, complete with double gates for added privacy and peace of mind.

The rear garden is truly a standout feature, beautifully maintained and thoughtfully designed to offer an abundance of outdoor space. It boasts a patio seating area, a well kept lawn, and a sheltered raised decking area to the rear, creating the perfect setting for both entertaining and quiet enjoyment.

Offers In Excess Of £770,000



- An Outstanding Three Double Bedroom Semi-Detached House
- A Sleek Open Plan Modern Kitchen with Dining Space, in Addition to a Well Proportioned Separate Reception Room
- Downstairs WC and Upstairs Shower Room
- Within Close Proximity of Bush Hill Park Station(0.1 Miles) Providing Access to Liverpool Street Station in Approximately 30 Minutes
- Ideally Located Within a Short Walk of Local Shops and Dining Options, and Just a Brief Drive From Enfield Town Centre and Enfield Retail Park
- Off Street Parking with the Added Benefit of a Detached Garage
- Approximately 1572sqft of Internal Living Space
- A Stunning, Well Maintained Garden Offering Generous Patio, Lawn and Covered Decking Spaces
- Within Catchment Area of Highly Regarded Schools Including The Raglan Schools and Bush Hill Park Primary School
- Excellent Access to the A10, Providing Swift Connections to the M25 and A406





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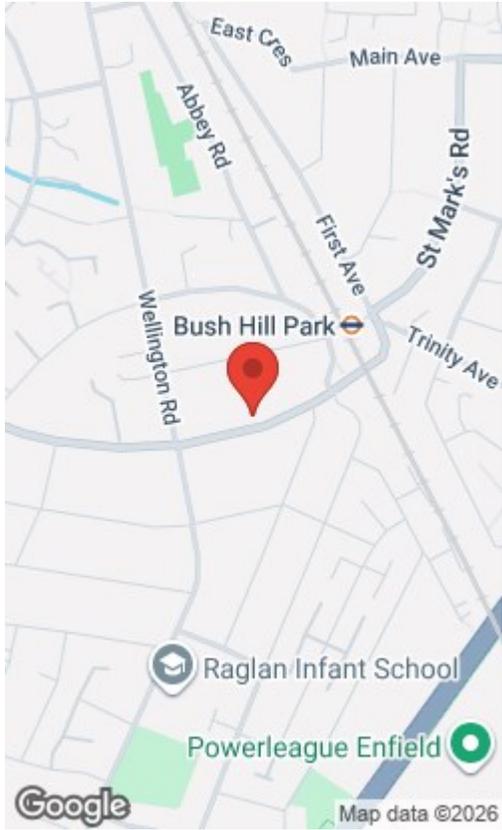


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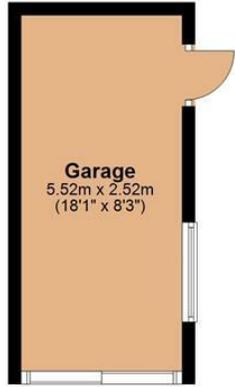
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor
Approx. 73.6 sq. metres (791.9 sq. feet)



Outbuilding
Approx. 13.9 sq. metres (149.7 sq. feet)



Total area: approx. 146.0 sq. metres (1571.4 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.

Park 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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