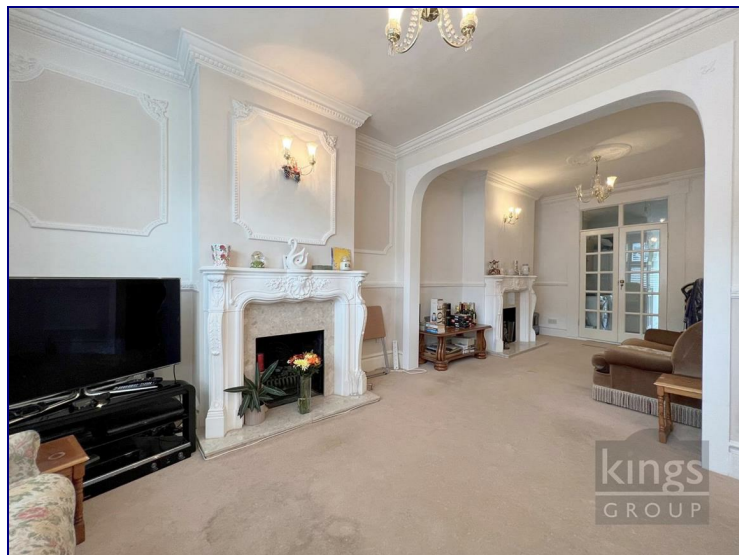


Cecil Avenue, Enfield, EN1 1PS



£650,000

Kings Group-Enfield Town are pleased to offer this WELL PRESENTED FOUR DOUBLE BEDROOM MID TERRACE PROPERTY situated in Cecil Avenue, EN1.

Situated in the sought after area of Bush Hill Park, this property is conveniently located with both Bush Hill Park Station and Enfield Town Station within close proximity. This property also provides easy access to the A10/M25. Local shops and amenities are also close by.

Accommodation is arranged over three floors and includes an impressive 25ft through lounge with open style fireplaces, to the ground floor. Also there is a fitted kitchen/diner, utility room and downstairs wc. First floor accommodation provides three double bedrooms and a three piece bathroom suite. The top floor comprises another generous sized double bedroom with eave storage and shower room. Furthermore the property also offers an approximate 100ft rear garden and a driveway for 2 vehicles.

Internal viewing is recommended - call us today on 0208 364 4118 to book an appointment.

Hallway

Stairs to the first floor landing, Gas/electric meter cupboard, Single radiator, Laminate flooring, Smoke alarm

Through Lounge

25'89 x 13'22 (7.62m x 3.96m)

Triple glazed sash bay windows to the front aspect, Coved ceiling, Ceiling roses, Single radiator, Carpeted flooring, Open style fireplaces, Phone point, TV aerial point, Power points

Kitchen/Diner

22'37 x 8'89 (6.71m x 2.44m)

Double glazed window to the rear aspect, Single radiator, Laminate flooring, Tiled splash backs, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven, Gas hob, Extractor hood, Sink and drainer unit, Plumbing for washing machine, Power points

Utility Room

13'13 x 7'41 (3.96m x 2.13m)

Space for fridge/freezer, Wall units, Plumbing for washing machine, Power points, Laminate flooring, Double glazed door leading to the garden

Downstairs WC

6'17 x 3'11 (1.83m x 1.19m)

Double glazed opaque window to the rear aspect, Tiled walls, Double radiator, Laminate flooring, Wash basin with mixer tap and pedestal, Low level WC

First Floor Landing

Stairs leading to the second floor landing, Carpeted flooring, Power points

Bedroom 1

13'35 x 12'70 (3.96m x 3.66m)

Triple glazed bay sash window to the front aspect, Coved ceiling, Textured ceiling, Double radiator, Carpeted flooring, Power points

Bedroom 2

12'38 x 9'75 (3.66m x 2.74m)

Triple glazed window to the rear aspect, Coved ceiling, Textured ceiling, Single radiator, Carpeted flooring, Built in wardrobes, Power points

Bedroom 3

9'92 x 9 (2.74m x 2.74m)

Triple glazed sash window to the rear aspect, Coved ceiling, Carpeted flooring, Single radiator, Power points

Bathroom

6'42 x 6'04 (1.83m x 1.93m)

Triple glazed opaque sash windows to the front aspect, Single radiator, Lino flooring, Panel enclosed corner bath with mixer tap and shower attachment, Wash basin with mixer tap and pedestal, Low level WC, Partly tiled walls, Spotlights

Bedroom 4

14'66 x 9'67 (4.27m x 2.74m)

Double glazed window to the rear aspect, x2 Velux windows to the front aspect, Carpeted flooring, Eave storage, Double radiator, TV aerial point, Power points

Shower Room

7'16 x 6'94 (2.13m x 1.83m)

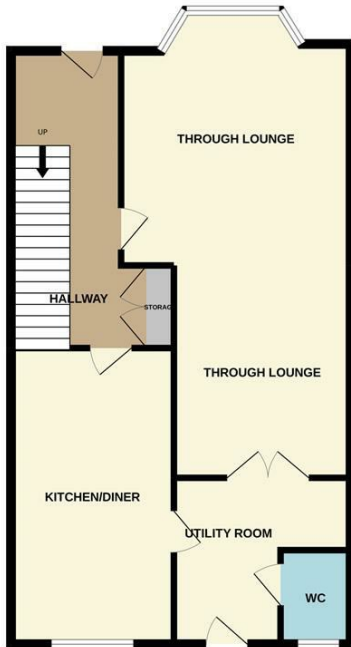
Double glazed opaque window to the rear aspect, Spotlights, Tiled walls, Heated towel rail, Tiled flooring, Shower cubicle, Wash basin with mixer tap and vanity unit under, Low level WC

Garden

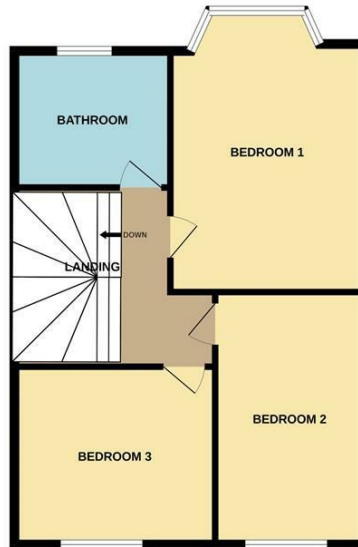
Mainly laid to lawn with plant and shrub borders, Patio, Wooden shed



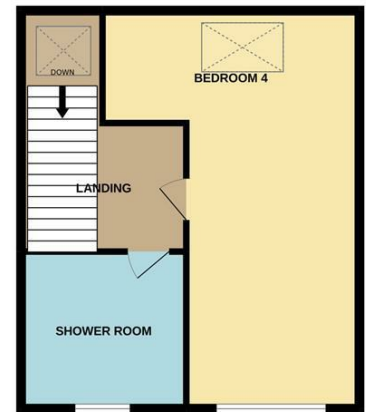
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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