



Jules Thorn Avenue, EN1 3SX  
Enfield





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# Jules Thorn Avenue, EN1 3SX

Kings Group are delighted to present this beautifully maintained and exceptionally well-presented three-bedroom family home, situated within a highly sought-after cul-de-sac location. Offering over 1,000 sq. ft. of versatile living accommodation, this attractive property combines modern family living with excellent future potential, making it an ideal purchase for families and commuters alike.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a convenient ground floor WC, a spacious and bright living room measuring over 16ft in length, and a well-appointed kitchen/dining room overlooking the rear garden. The layout flows effortlessly and provides an excellent balance of living and entertaining space, while the property's immaculate presentation means it is ready for immediate occupation.

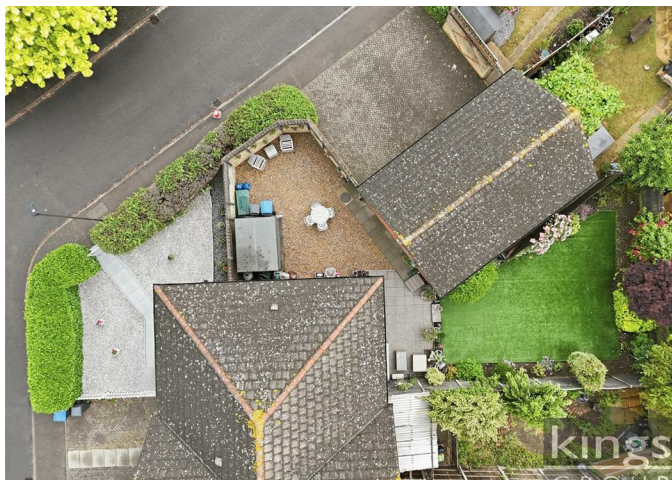
To the first floor are three well-proportioned bedrooms, including a generous bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, providing practical accommodation for family life. Ample storage is also available throughout the property.

Externally, the property enjoys a generous rear garden extending approximately 35ft in length, providing a wonderful outdoor space for families and summer entertaining. A substantial garage to offer additional storage, whilst on-street parking is readily available.

A particular feature of the property is the excellent scope for further development. Subject to the necessary planning permissions, there is potential to extend to the side, allowing purchasers the opportunity to create living accommodation.

Jules Thorn Avenue is a quiet and desirable residential turning, popular with families due

## Offers In The Region Of £650,000



- Beautifully Presented Three Bedroom Family Home
- Spacious Living Room and Kitchen/Dining Area
- Principal Bedroom with En-Suite Shower Room
- Generous Rear Garden Measuring Approximately 35ft
- Potential to Extend to the Side (Subject to Planning Permission)

- Sought-After Cul-de-Sac Location
- Ground Floor WC for Added Convenience
- Modern First Floor Family Bathroom
- Detached Garage with Additional Storage Potential
- Walking Distance to Turkey Street and Southbury Stations, as well as Highly Regarded Local Schools





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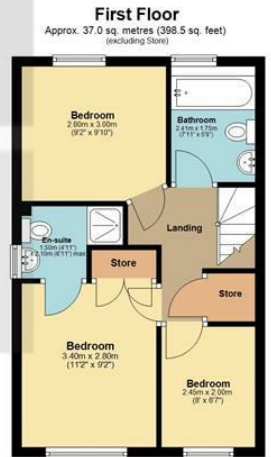
| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               |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



**Ground Floor**  
Approx. 40.1 sq. metres (431.5 sq. feet)  
(excluding Garden)

**Garden**  
10.76m x 4.86m  
(35'4" x 15'11")

**Outbuilding**  
Approx. 18.9 sq. metres (203.4 sq. feet)



Total area: approx. 96.0 sq. metres (1033.4 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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**Jules Thorn 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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