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**Chailey Avenue, Enfield, EN1 3LZ**  
**Offers In Excess Of £600,000**



OPEN DAY SATURDAY 18TH FEBRUARY - 11AM TO 2PM - CALL TO BOOK YOUR SLOT. This FOUR BEDROOM END OF TERRACE HOUSE is located on the ever popular WILLOW ESTATE in Enfield within easy reach of Enfield Town Mainline Station, shops and restaurants. This ideal family home falls within the catchments of some of the most sought after primary and secondary schools in Enfield. The property is also within easy reach of the A10 / M25 which offer good road links to the surround areas. The David Lloyd Leisure centre is close by offering a wide range of facilities which include a gym as well as indoor and outdoor tennis courts, there is also an on-site creche if you need to take the children with you. The accommodation comprises four double bedrooms, three bathrooms, two reception rooms - one of which is currently being used as a study, kitchen breakfast room and separate utility room, there is the added benefit of off street parking for three vehicles and an approximate 30ft rear garden. Call to arrange an viewing.

**Entance**  
Via UPVC double glazed porch to

**Entrance Hallway**  
Stairs to first floor landing, under stairs storage cupboard, power points, laminate wood style flooring. Doors to

**Lounge**  
**23'49 x 11'17 (7.01m x 3.35m)**  
UPVC double glazed bay window to front aspect, double radiator, coving to ceiling, feature gas fireplace with tiled surround and wooden over mantle, telephone point, TV point, power points, laminate wood style flooring. Patio doors to

**Reception Two / Study**  
**8'10 x 8'8 (2.69m x 2.64m)**  
UPVC double glazed French doors to rear aspect, power points, TV point, laminate wood style flooring.

**Kitchen / Breakfast Room**  
**18'52 x 14'34 (5.49m x 4.27m)**  
UPVC double glazed window and door to rear aspect, coving to ceiling, double radiator, range of base and eye level units with roll top work surfaces, part tiled walls, integrated gas oven, integrated electric hob, integrated fridge freezer, integrated extractor, integrated washing machine, double drainer sink unit with stainless steel sink unit, integrated dishwasher, power points, laminate wood style flooring. Door to

**Lobby**  
Doors to

**Downstairs Shower Room**  
Part tiled walls, coving to ceiling, thermostatically controlled walk in shower cubicle, vanity wash hand basin with mixer tap, low level WC, tiled flooring.

**Utility Room**  
**7'73 x 7'26 (2.13m x 2.13m)**  
UPVC double doors to front aspect, shelving, space for fridge freezer.

**First Floor Landing**  
UPVC double glazed window to side aspect, stairs to second floor, doors to

**Bedroom One**  
**12'82 x 8'69 (3.66m x 2.44m)**  
UPVC double glazed bay window to front aspect, coving to ceiling, double radiator, fitted wardrobes, telephone point, TV point, power points, laminate wood style flooring.

**Bedroom Two**  
**9'61 x 8'75 (2.74m x 2.44m)**  
UPVC double glazed window to rear aspect, coving to ceiling, double radiator, fitted wardrobes, power points, laminate wood style flooring.

**Bedroom Three**  
**11'91 x 11'74 (3.35m x 3.35m)**  
UPVC double glazed windows to front and rear aspects, double radiator, coving to ceiling, power points, laminate wood style flooring.

**Bathroom**  
UPVC double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower, wall mounted wash hand basin with mixer tap, low level WC, coving to ceiling, part tiled walls, extractor fan, heated towel rail, tiled flooring.

**Second Floor Landing**  
Door to

**Bedroom Four**  
**14'92 x 9'94 (4.27m x 2.74m)**  
UPVC double glazed windows to front and rear aspects, fitted wardrobes, eaves storage, double radiator, inset spotlights, TV point, power points. Door to

**En-suite**  
UPVC double glazed opaque window to rear aspect, part tiled walls, three piece bathroom suite comprising thermostatically controlled walk in shower cubicle, vanity wash basin with mixer tap, low level WC, extractor fan, heated towel rail, tiled flooring.

**Garden Approx 30ft**  
Artificial lawn, patio area, plant and shrub borders.

