



Rosemary Avenue, EN2 0SR
Enfield





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Situated in a desirable residential location, this well-presented home offers spacious and versatile accommodation, ideal for modern family living. Thoughtfully arranged across two floors, the property provides bright and well-proportioned rooms throughout, creating a comfortable and welcoming environment from the moment you step inside.

The ground floor offers generous living space, perfect for both relaxing and entertaining, while the kitchen area provides practicality and functionality for everyday family life. Upstairs, the bedrooms are well sized and filled with natural light, complemented by a family bathroom serving the first floor.

Externally, the property benefits from a private rear garden, offering an excellent space for outdoor enjoyment, along with additional features that enhance both convenience and long-term potential.

Well positioned for access to local shops, schools, transport links and amenities, this home combines comfort, location and opportunity in equal measure. Whether you are a growing family looking to settle into a well-connected neighbourhood or a buyer seeking a solid long-term investment, this property represents an excellent opportunity.

Offered to the market in good order, this is a home ready to move into while still offering scope to personalise over time.

Offers In Excess Of £359,950



- Chain Free
- 997 Year Lease
- Loft Access
- Ideal First Time Purchase or Investment Opportunity
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- Three Bedroom Split Level Maisonette
- Own South Facing Rear Garden
- Gas Central Heating
- Close Proximity to Local Shops and Amenities
- Within Close Reach of Transport Links Including Local Bus Routes

Kitchen 19'89 x 6'06 (5.79m x 1.98m)

Double glazed window to the front aspect, Double glazed door leading to the garden, A range of base and wall units with roll top work surfaces, Integrated electric oven, Gas hob, Sink drainer unit, Tiled splash backs, Space for fridge/freezer, Plumbing for washing machine, Power points, Laminate flooring

Living Room 16'21 x 8'70 (4.88m x 2.44m)

Double glazed windows to the rear aspect, Double radiator, Laminate flooring, Power points

Bathroom 7'59 x 7'21 (2.13m x 2.13m)

Double glazed opaque window to the rear aspect, Heated towel rail, Lino flooring, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC

Bedroom 1 11'65 x 8'90 (3.35m x 2.44m)

Double glazed to the front aspect, Double radiator, Laminate flooring, Power points

Bedroom 2 9'32 x 7'39 (2.74m x 2.13m)

Double glazed window to the front aspect, Double radiator, Power points, Built in storage cupboard

Bedroom 3 8'38 x 6'85 (2.44m x 1.83m)

Double glazed window to the front aspect, laminate flooring, Power points

Garden

South facing





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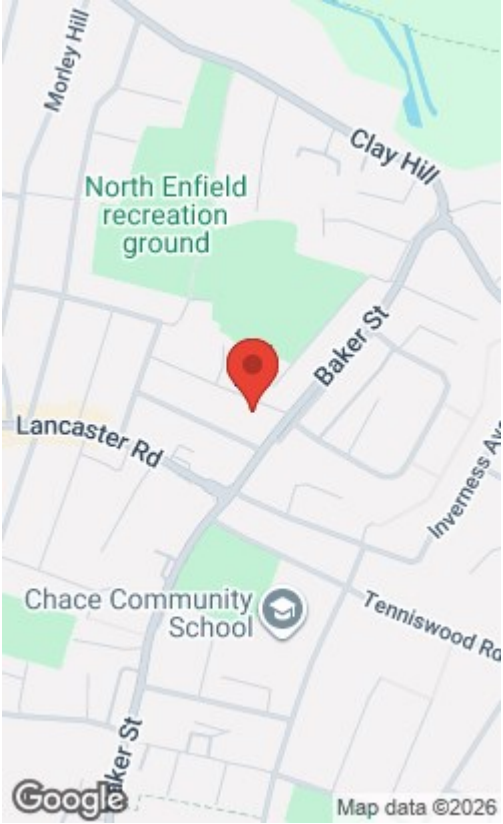


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	65	
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Approximate Gross Internal Floor Area : 64.50 sq m / 694.27 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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