



First Avenue, EN1 1BN
Enfield





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Situated on a highly desirable, tree-lined residential road in Bush Hill Park, this beautifully presented two double bedroom ground floor period conversion which offers approximately 627 sq ft of well-designed living space, combining period charm with modern convenience.

The property showcases a wealth of character features throughout, adding warmth and individuality to the home. The accommodation comprises a stylish L-shaped kitchen/diner, flooded with natural light and enhanced by skylights, creating a superb focal point for both everyday living and entertaining. From here, there is direct access to a private rear garden, which also benefits from side access. Further accommodation includes a spacious reception room and a well-presented three-piece bathroom suite.

A standout feature of this home is the share of freehold, along with an underlying lease of approximately 900 years, offering long-term security and peace of mind. Additional benefits include no service charge, double glazing throughout, and gas central heating.

The location is exceptional, offering excellent day-to-day convenience. The property is just a short walk from local bus routes and Bush Hill Park Station (0.1 miles), providing direct access to Liverpool Street in approximately 30 minutes. There is also easy access to the A10, connecting to the M25 and A406 for routes into London and beyond.

Families are well catered for, with the property falling within the catchment area of several highly regarded schools, including The Raglan Schools, Bush Hill Park Primary School, and George Spicer Primary School. A range of local shops and amenities are close by, while Enfield Town Centre and nearby retail parks are just a short drive away.

A true turnkey home, ideal for buyers looking to move straight in while enjoying the charm and character of a period property.

Offers In Excess Of £399,950



- Two Double Bedroom Ground Floor Period Conversion
- Own Private Garden with Side Access
- No Service Charge
- A Well-Appointed Three Piece Shower Room with a Stylish Finish
- Within Catchment Area of Highly Regarded Schools Including The Raglan Schools and Bush Hill Park Primary School

- A Sleek, Modern L-Shaped Kitchen/Diner, Stylishly Appointed and Bathed in Natural Light, with Additional Brightness from Skylights
- Share of Freehold
- A Spacious Reception Room
- Situated Just 0.1 Miles From Bush Hill Park Station, Offering Direct Access to Liverpool Street Station in Approximately 30 Minutes
- A Short Stroll to Local Conveniences, Including Sainsbury's Local, and a Range of Nearby Dining Options

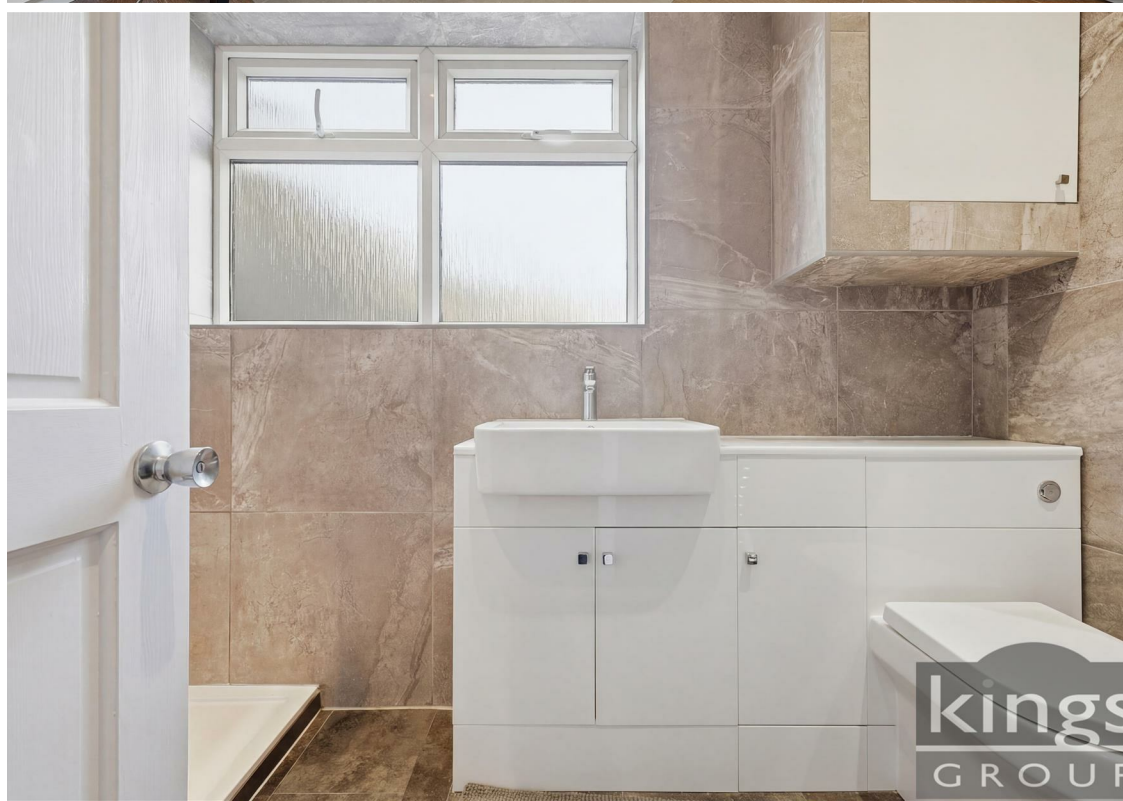




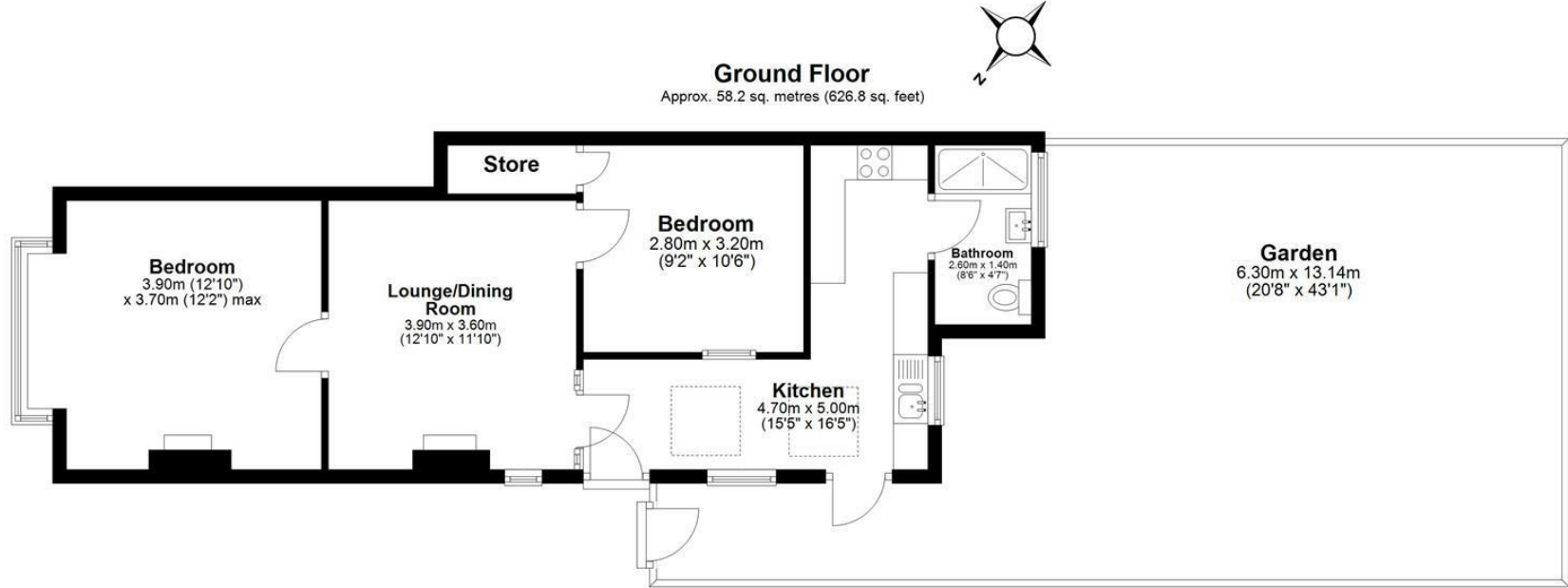
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 58.2 sq. metres (626.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

First Avenue

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