



Pevensey Avenue, EN1 3HY
Enfield





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Pevensey Avenue, EN1 3HY

****Planning Granted for a Single storey rear extension and conversion of garage into habitable space involving alterations to front elevation**** A brilliant family home offering both charm and potential, located in a sought-after residential street. This three-bedroom, 1930s end-terrace house is naturally bright and airy, featuring a spacious through lounge that provides the perfect space for both living and dining areas. The fitted kitchen is well-appointed and provides ample storage and workspace. An additional utility area completes the downstairs accommodation. Upstairs, you'll find three sizeable bedrooms and a well-proportioned family bathroom. The property also benefits from a garage to the side aspect, offering convenient parking or storage options. The well-presented, mainly laid-to-lawn rear garden provides a great outdoor space for relaxation, while off-street parking to the front of the property adds additional convenience.

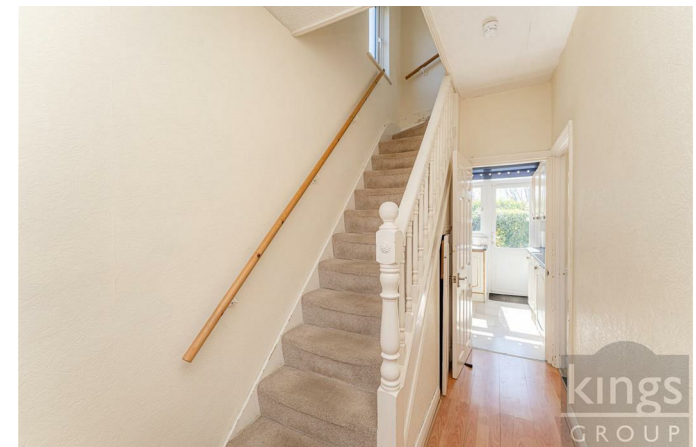
Ideally located within walking distance to local shops and amenities, including Enfield Town Centre, where you'll find a wide selection of shops, restaurants, and services. Transport links are also excellent, with Enfield Town Station offering direct access to Liverpool Street Station. The property is within the catchment area of highly regarded schools, including Chace Community School, St Andrew's Primary School, and St George's Primary School, making it a fantastic choice for families.

Freehold
Council Tax Band: D
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

Offers In The Region Of £500,000



- A Well Presented Three Bedroom 1930's End Terrace House
- Garage & Utility Area
- A Naturally Bright and Airy Through Lounge
- South Facing Garden
- Within Catchment Area of Sought After Schools Including St Georges Primary School and Chace Community School
- Planning Granted for a Single Storey Rear Extension and Conversion of Garage into Habitable Space Involving Alterations to Front Elevation
- Off Street Parking
- A Well Maintained Mainly Laid to Lawn Rear Garden
- Close Proximity of Enfield Town Centre Boasting an Array of Shops and Restaurants to Enjoy
- Within Close Proximity of Transport Links Including Local Bus Routes and Enfield Town Station With Direct Access into the City





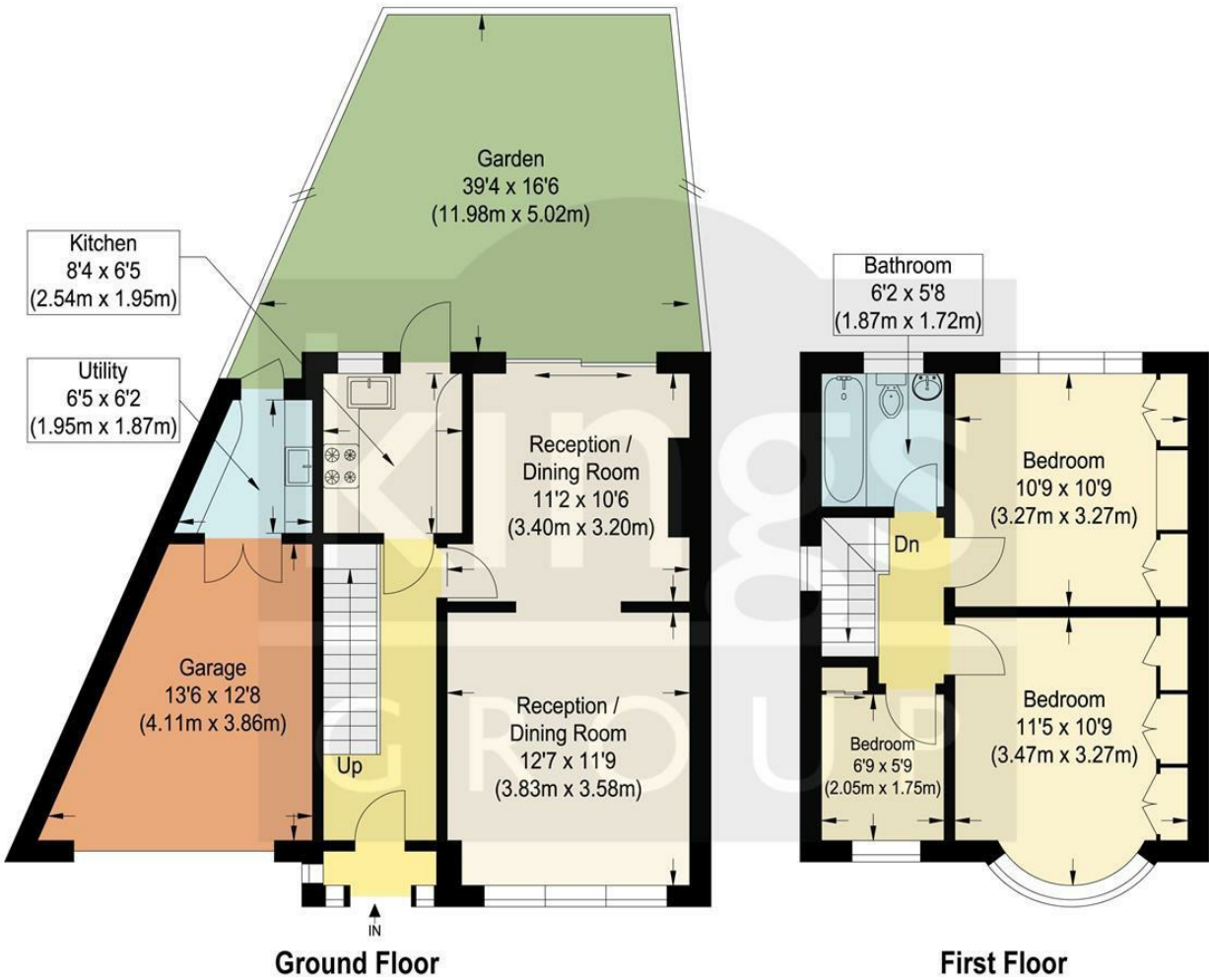
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Pevensey Avenue

Approximate Gross Internal Floor Area : 87.80 sq m / 945.07 sq ft (Includes Garage)

Garage Area : 12.20 sq m / 131.31 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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