
First Avenue, EN1 1BW
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Kings Group–Enfield Town are pleased to present this well presented three bedroom end of terrace period home, ideally situated on a sought-after tree-lined residential road in the heart of Bush Hill Park.

Offering generous internal living accommodation of approximately 1,138 sq ft, this attractive family home presents an excellent opportunity for buyers seeking space, convenience and strong transport links. The property enjoys a prime location just a few minutes' walk from Bush Hill Park Station, providing direct services to Liverpool Street Station in approximately 35 minutes. A variety of local amenities can be found within easy walking distance, including convenience retail stores such as Sainsbury's Local and the Co-op, while the vibrant Enfield Town Centre is just a short drive away. Here, residents can enjoy an extensive selection of restaurants, cafés and well-known retailers including M&S, Next, H&M and Pearsons.

The area is particularly appealing to families, falling within the catchment area of several highly regarded schools, including The Raglan Schools (rated Outstanding by Ofsted), Bush Hill Park Primary School and George Spicer Primary School. For those commuting by car, the nearby A10 provides convenient access to the M25, A406 and other major road networks.

The accommodation is arranged over two floors and continues to offer generous living space throughout. The ground floor comprises two reception rooms, ideal for separate living and dining areas, a fitted kitchen, a convenient downstairs WC, and a conservatory/utility room to the rear. From here, there is access to the rear garden, which is predominantly laid to lawn and provides an excellent outdoor space for family enjoyment.

Offers In Excess Of £550,000









- Chain Free
- Two Versatile Reception Rooms, Perfectly Suited to Separate Living and Dining Areas
- Downstairs WC and Upstairs Three Piece Bathroom Suite
- Positioned on a Much Sought After Tree-Lined Street in the Popular Bush Hill Park Area
- Benefiting From a Strong School Catchment Area Including The Raglan Schools, George Spicer Primary School & Bush Hill Park Primary School
- A Spacious and Attractively Presented Three Bedroom End of Terrace 1930's Period House
- Off Street Parking
- A Useful Rear Conservatory/Utility Space with Direct Access to the Well Maintained Rear Garden
- Within a Short Walk of Bush Hill Park Station(0.1 miles), With Direct Services into Central London in Approximately 35 Minutes
- Close to Enfield Retail Park and Enfield Town Centre, Home to a Wide Selection of Dining Venues, Shops and Supermarkets









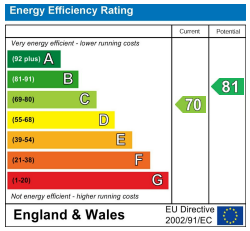

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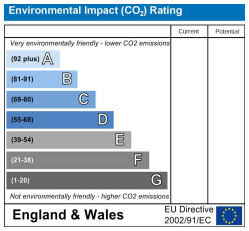


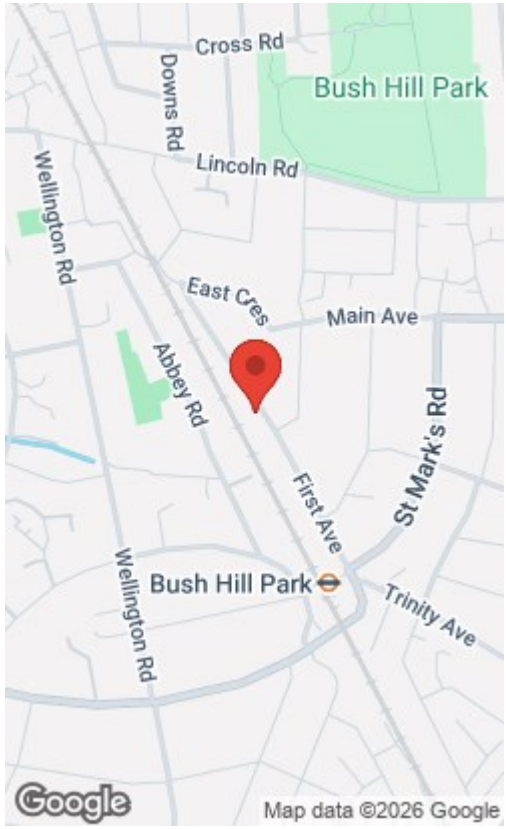


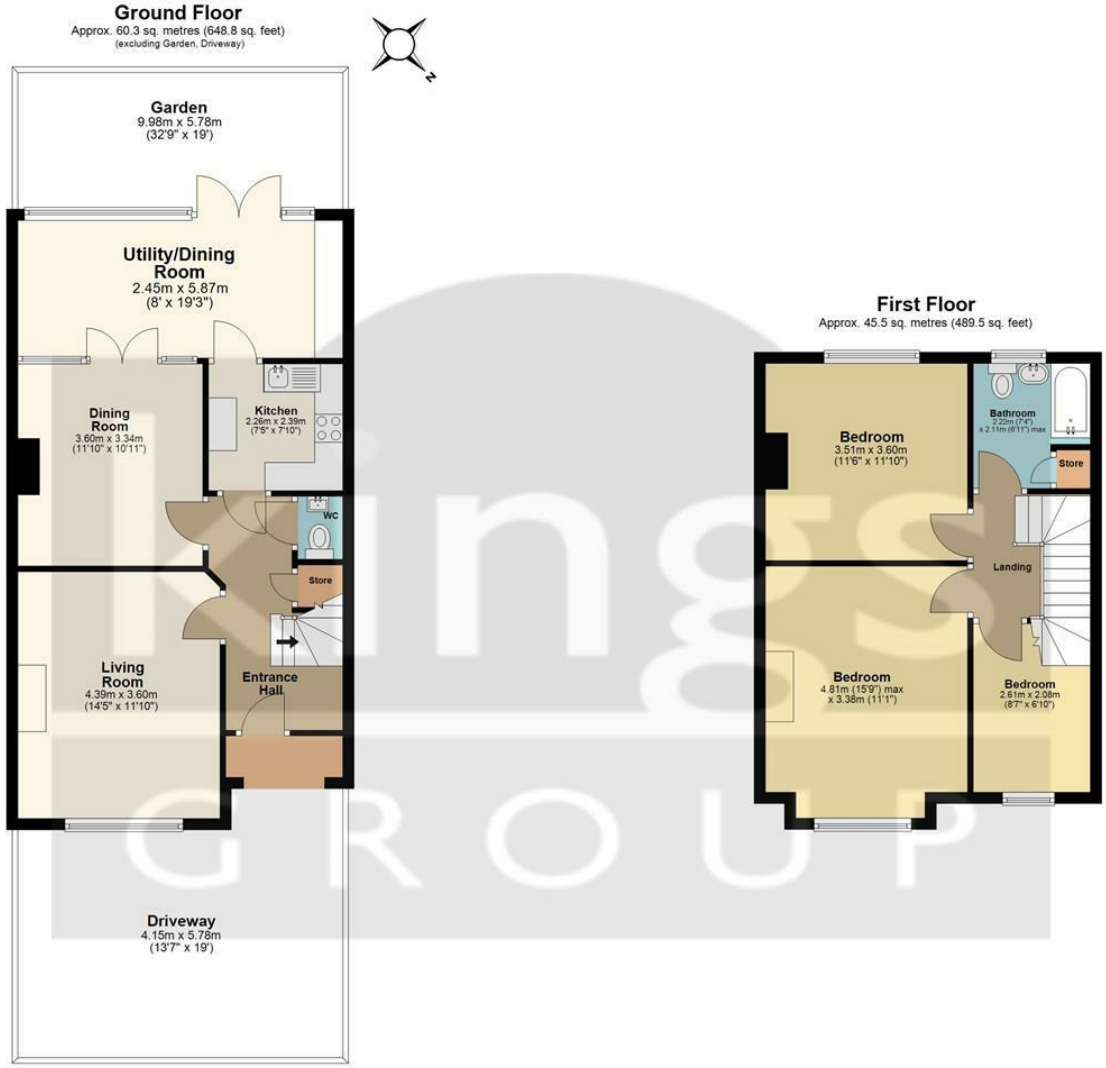












Total area: approx. 105.8 sq. metres (1138.3 sq. feet)

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, ommison 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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Plan produced using PlanUp.

First Avenue

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