



Cowland Avenue, EN3 7DX
Enfield





kings
GROUP

Cowland Avenue, EN3 7DX

****Viewing day Saturday 16th May**** (strictly via appointment only) Located on the ever-popular Cowland Avenue, this spacious and well-arranged family home offers a fantastic opportunity for buyers seeking a property with both comfort and future potential in a convenient Enfield location.

The ground floor welcomes you via an entrance hall leading into a bright and expansive through lounge/dining room, providing an excellent space for both everyday living and entertaining. To the rear, you will find a generously sized kitchen/breakfast room with direct access to the garden—ideal for family use and hosting. A ground floor shower room and additional storage areas further enhance the practicality of the layout.

Upstairs, the first floor comprises three well-proportioned bedrooms, all accessed from a central landing, along with a family bathroom. The layout is well-balanced and perfectly suited for family living, with scope to adapt or modernise to individual requirements.

Externally, the property benefits from a private rear garden offering space for outdoor enjoyment and potential for further landscaping. To the front, there is a driveway providing off-street parking.

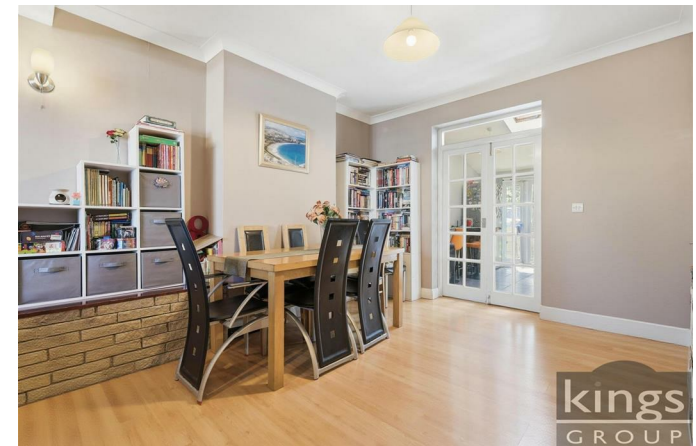
The location is a key highlight, with the property situated within approximately a quarter of a mile of well-regarded schools including Keys Meadow Primary School and Oasis Academy Enfield—making it an ideal choice for families. In addition, the property is conveniently located for local shops, amenities, and transport links, providing easy access into central London and surrounding areas.

This home offers a great balance of space, layout, and location, with excellent potential to further enhance and add value.

Offers In Excess Of £500,000



- Semi-detached family home
- Larger-than-average single-storey rear extension
- Ground floor shower room
- Off-street parking to the front
- Close to Ponders End & Southbury stations with direct links to Tottenham Hale & London Liverpool Street
- Spacious through lounge ideal for living and entertaining
- Extended kitchen with direct access to the garden
- First floor family bathroom
- Side access and well-sized rear garden
- Offered with no onward chain





kings
GROUP





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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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.

186 Hertford Road, Enfield, London, EN3 5AZ
T: 020 8805 5959
E: www.kings-group.net

